



Tom Parry

2, Griffin Terrace, Penrhyndeudraeth, LL48 6LR

£165,000

2 Griffin Terrace, Penrhyndeudraeth, LL48 6LR

Tom Parry & Co are delighted to offer for sale this spacious double fronted family home located on the popular Griffin Terrace in Penrhyndeudraeth. This delightful property boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, providing ample space for all your needs.

Situated in a peaceful neighbourhood, this house offers a perfect blend of comfort and convenience. The large garden at the rear of the property is ideal for relaxing outdoors or hosting gatherings with friends and family. The property also has the benefit of a large garage/workshop at the rear of the garden, accessed via a rear access lane. This has potential for its current use but also redevelopment, subject to the necessary statutory consents or could be demolished to provide off road parking. The possibilities are endless!

With its traditional charm and warm atmosphere, this house is just waiting for you to add your personal touch and make it your own. Early viewing is recommended.

Our Ref: P1542

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with radiator and wood effect vinyl flooring

Kitchen/Breakfast Room

with a range of fitted wall and base units; central island with additional storage; integrated appliances including fridge freezer, dishwasher, oven, microwave and hob with extractor over; under stair storage cupboard; tall feature radiator; dual aspect windows and door to rear garden

Utility

with wall mounted Worcester boiler and radiator

Living Room

with dual aspect; carpet and two radiators

FIRST FLOOR

Landing

with window to rear; gallery style balustrading and access to loft

Bedroom 1

with two windows to front; carpet and radiator

Bedroom 2

with window to front; carpet and radiator

Bedroom 3

with window overlooking garden; carpet and radiator

Bathroom

with panelled bath with shower over; pedestal wash basin; low level WC; built in airing cupboard with radiator

EXTERNALLY

The property has ramped access to the front door with a wide double fronted yard.

At the rear you step out of the kitchen onto a small paved area with access to an outside WC. You then step up to a generous lawned garden, with a large garage/workshop to the rear which has potential for renovation or demolition to provide off road parking.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold. Currently a primary residence.

Council Tax: Band D



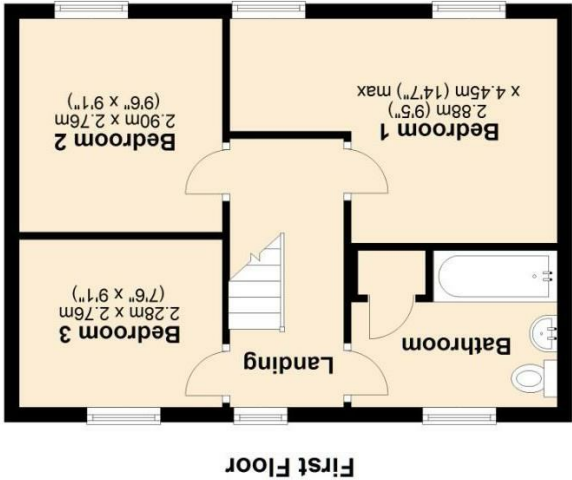
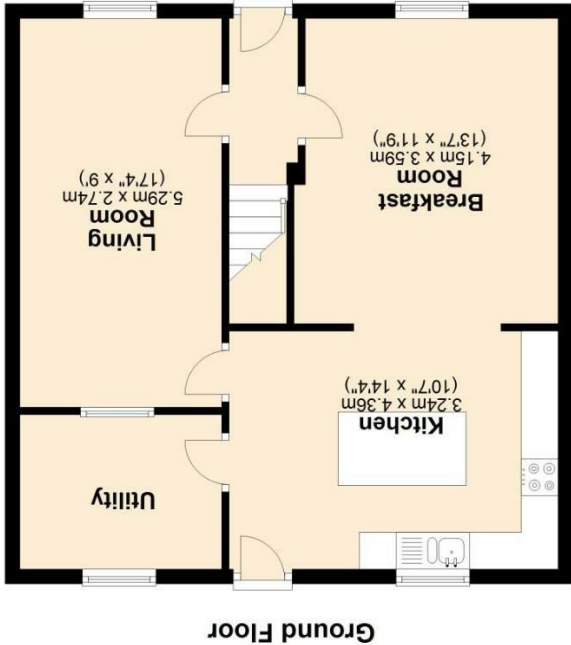




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

