



Tom Parry

2 Mount Hazel, Penrhyndeudraeth, LL48 6DW

£179,500

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Tom Parry & Co are delighted to offer for sale this two bedroomed terraced property situated on the outskirts of the popular village of Penrhyndeudraeth. Sitting in an elevated position overlooking the village, this property is the dream for railway enthusiasts with the Ffestiniog Heritage Railway passing in front of the property.

Internally the property has the benefit of a living room and kitchen to the ground floor, two bedrooms and a bathroom to the first floor and the added benefit of an attic bedroom for additional space. At the rear there is also a detached garage to the side of the garden with access at the rear.

This property has such great potential and early viewing is recommended.

OUR REF: P1543

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Hallway

with radiator; understairs storage cupboard.

Lounge/Diner

with carpet flooring; radiator; hatch access to kitchen.

Kitchen

with a range of wall & base units with worktop over; space and plumbing for washing machine & tumble dryer; space for free standing fridge/freezer; integrated oven with electric hob & extractor over; 1 1/2 stainless steel sink & drainer; quarry tiled flooring; radiator and door to rear access.

FIRST FLOOR

Landing

Bedroom 1

with carpet flooring; radiator; built in cupboards.

Bedroom 2

with carpet flooring; radiator.

Bathroom

SECOND FLOOR

Attic Room

with carpet flooring, built in alcove storage.

EXTERNALLY

The property can be accessed from the front and rear.

At the front, you will need to walk across the Welsh

Highland Railway crossing with steps leading up to the front door. There is a flat concrete walk way with a border of mature shrubs & plants.

The rear access can be accessed with a vehicle. There is a concrete area allowing space for 1 vehicle to park as well as a garage. A slabbed pathway leads down to the rear back door of the property, with lawned grass area's to either side of the path.

SERVICES

Mains water, electricity. drainage. Oil fired central heating.

MATERIAL INFORMATION

Council Tax: Band C

Tenure: Freehold. Currently a main residence. Property is in probate.



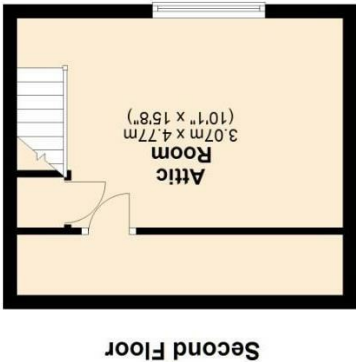
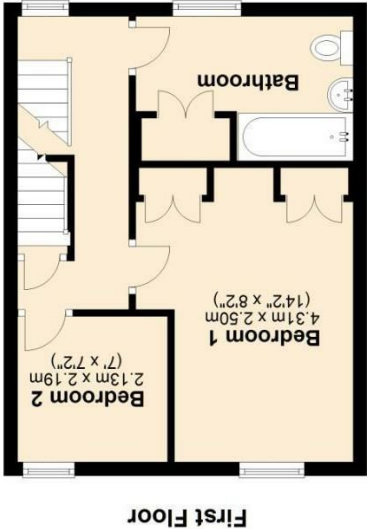
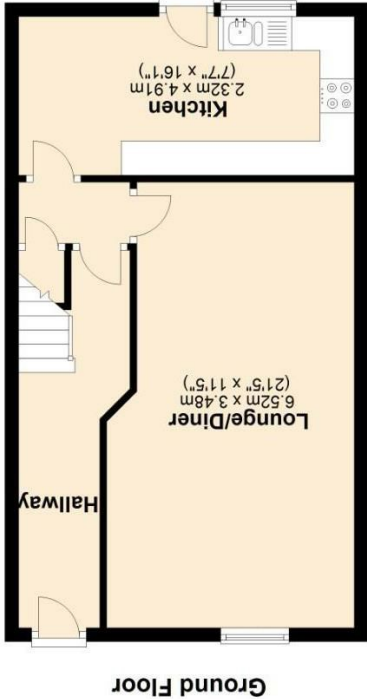




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

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		
39-54	E		
21-38	F		
1-20	G		
		46 E	79 C

