



# Tom Parry

11, Osmond Terrace, Penrhyndeudraeth, LL48 6PA

£169,999



## 11 Osmond Terrace, Penrhyndeudraeth, LL48 6PA

Tom Parry & Co are delighted to offer for sale a mid-terraced house situated in Osmond Terrace, Penrhyndeudraeth. The property offers the perfect blend of comfort and convenience. It boasts a well-designed layout that includes two generously sized bedrooms, a spacious reception room and a large kitchen/dining area ensuring ample living space for individuals or small families.

One of the standout features of this home is the private parking at the rear, as well as a garage which is a rare find in such a desirable area. Outside, you will discover a good-sized garden, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day. The location is particularly advantageous, as it is within walking distance to the high street, where you can find a variety of shops, cafes, and local amenities, enhancing your everyday living experience.

This mid-terraced house in Penrhyndeudraeth presents an excellent opportunity for those seeking a comfortable and spacious home in a vibrant community, with the opportunity to put your own stamp on it. Early viewing is highly recommended.

**Our Ref: P1480**

### ACCOMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with laminate flooring; door to living room.

#### Living Room

with window to front; laminate flooring; 2 x radiators; stone fire place surround with large slate slab housing gas fire.

#### Kitchen

with vinyl flooring; radiator; range of built in wall and base units with worktop over; stainless steel sink with double drainer; space for: free standing oven; window to rear; door to back porch.

#### Rear Porch

with window & door to rear.

### FIRST FLOOR

#### Landing

with carpet flooring; ceiling window.

#### Master Bedroom

with two windows to rear; carpet flooring; radiator.

#### Bedroom 2

with two windows to front; radiator; carpet flooring.

#### Bathroom

with panelled walls; bath; low level WC; pedestal hand wash basin; spacious fitted "airing/storage cupboard" housing Worcester combi boiler.

### SERVICES

All mains services

### EXTERNALLY

with spacious rear garden, small concrete patio area with pathway leading to garage & private parking area.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

Private parking at rear

Traditional construction







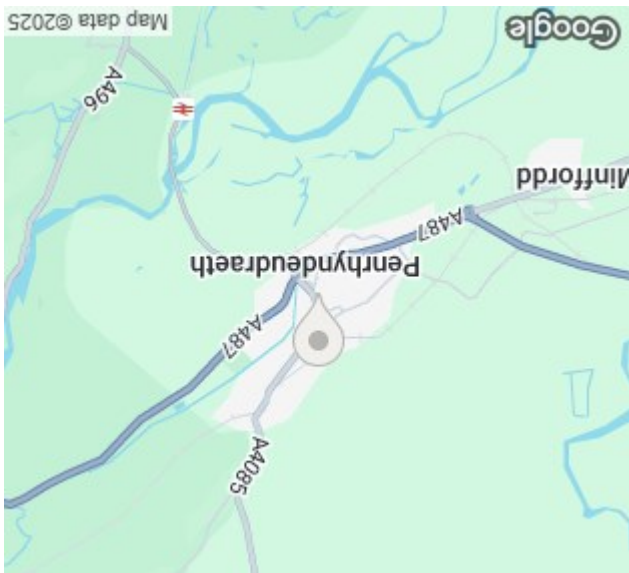




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor plan Awaited