



# Tom Parry

1, Penrhiw Terrace, Prenteg, LL49 9TA

Offers invited £129,000



## 1 Penrhiw Terrace, Prenteg, LL49 9TA

Tom Parry & Co are delighted to offer for sale this attractive end-terrace stone cottage located in the village of Prenteg. It offers a delightful blend of character and modern living, with two well-proportioned bedrooms, a bathroom & an open plan living/kitchen area. The space is enhanced by many original features, including stunning exposed stone walls that add a touch of rustic charm, and an impressive inglenook fireplace that serves as a focal point in the room, perfect for cosy nights in.

The property also boasts a lovely rear garden, providing a private outdoor space to relax and unwind. The tiered areas consist of paving and decking. It also houses a spacious outdoor shed. The property is situated up-hill and provides breathtaking far-reaching views. The picturesque landscape offers a perfect backdrop for leisurely walks and outdoor adventures, making it an ideal location for nature enthusiasts.

In summary, this delightful two-bedroom stone cottage on Penrhiw Terrace is a unique opportunity to own a piece of characterful property in a serene setting. With its original features, inviting living spaces, and beautiful surroundings, it is sure to appeal to those looking for a charming home in a tranquil environment. With no onward chain, early viewing is highly recommended.

**Our Ref: P1584**

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hallway

with timber effect flooring; feature exposed stone wall; cloaks area

##### Open Plan Kitchen/Living room

Living room area with feature stone 'inglenook' fireplace with inset log burner; wood effect flooring;

Kitchen area with range of fitted wall units, bespoke countertop and wooden base units, intergrated electric oven & hob, undercounter fridge, porcelain sink and drainer unit, wood effect flooring, modern electric radiator, understair storage, door to rear.

##### Landing

with window overlooking garden; gallery balustrade

#### FIRST FLOOR

##### Bedroom 1

with feature exposed stone wall with inset 'inglenook'; carpet flooring; access to roof space; modern electric radiator

##### Bedroom 2

with window overlooking garden; modern electric radiator; carpet flooring

##### Bathroom

with modern three piece suite comprising panelled bath with electric shower over; pedestal wash hand basin; low level wc; part tiled walls; wooden flooring; heated towel rail; airing cupboard housing hot water tank with immersion fitted

#### EXTERNALLY

There is a rear tiered garden with Slate Patio by back door with access to external store housing washing

machine and freezer. The second tier houses a large storage shed and the third tier has raised decking area with access to rear lane.

#### SERVICES

Mains Electricity; Water & Drainage

#### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'







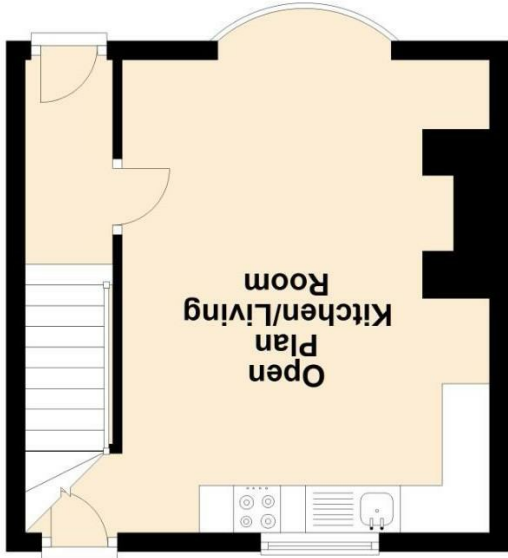




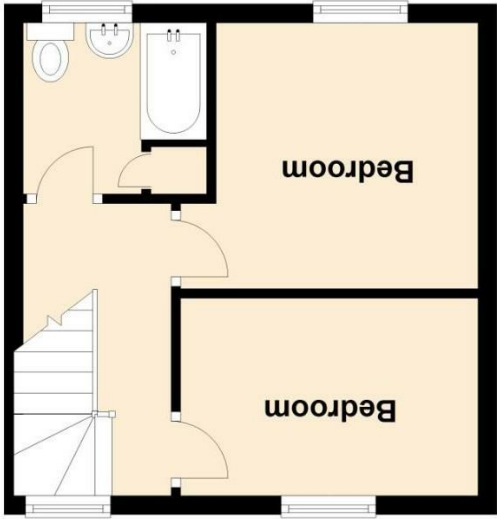
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21   F	
1-20	G		

