



# Tom Parry

4 Railway Terrace, Penrhyndeudraeth, LL48 6DN

£165,000



## 4 Railway Terrace , Penrhyndeudraeth, LL48 6DN

Tom Parry & Co are delighted to offer for sale this charming end of terrace cottage, situated just outside of the popular village of Penrhyndeudraeth. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the large kitchen breakfast room, which is designed to be both functional and welcoming. It is an excellent space for family meals or casual gatherings, allowing you to enjoy the picturesque views of the surrounding mountains and estuary while you dine.

What truly sets this home apart are the breath-taking views it offers. Overlooking the Ffestiniog Narrow Gauge Railway, you can enjoy the sight of the trains as they pass by, adding a unique charm to your daily life. The combination of stunning landscapes and the quaint village atmosphere makes this property a rare find.

**Our Ref: P1585**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Front Porch

#### Inner Hallway

#### Living Room

with bay window to the front enjoying fantastic views; gas fire set in marble and timber surround; generous under stair storage cupboard and carpet flooring

#### Kitchen/Breakfast Room

with a range of modern wall and base units; gas hob with extractor over; integrated Neff oven and Neff microwave; space and plumbing for washing machine and dishwasher; space for larder style fridge freezer; dining area with carpet finish and window to the rear

#### Rear Porch

with fitted storage cupboard; radiator and carpet flooring

### FIRST FLOOR

#### Landing

with access to the loft

#### Bedroom 1

with two windows to the front, enjoying stunning mountain and estuary views; fitted wardrobes and storage cupboard; built in airing cupboard and carpet flooring

#### Bedroom 2

with fantastic views to the front and carpet flooring

#### Bedroom 3

with dual aspect windows to enjoy the views and carpet flooring

#### Bathroom

with large panelled shower cubicle with glass screen; low level WC; pedestal wash basin; tiled walls and towel rail over radiator

#### EXTERNALLY

The property is accessed via a private road at the rear, which leads to a parking space for one vehicle. Below this sits an ornate patio area which enjoys views over the Ffestiniog Narrow Gauge railway and the mountains beyond.

There is an outdoor brick shed to the side of the house.

#### SERVICES

All mains services

#### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

Right of way to the front of the property from the neighbouring property. There is a further storage shed to the side of the house which belongs to the central terraced house.









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