

Tom Parry



33 Tan Y Foel, Borth-Y-Gest, LL49 9UE

£205,000

- Three bedroomed property
- Short walk from promenade of Borth Y Gest
 - No onward chain
 - Front and rear gardens
 - Designated parking bay
- Living room opening onto decking



Tom Parry & Co are delighted to offer for sale this mid terraced property with no onward chain, situated on the popular estate of Tan-Y-Foel in the much sought after seaside town of Borth Y Gest.

The property comprises a kitchen/breakfast room and living room to the ground floor, and three bedrooms and a bathroom to the first floor. The living room opens onto a decked area, which steps down to a terraced garden overlooking the green at the rear. This particular property also has the benefit of a gated front garden, away from the main road.

With the promenade and local amenities just a stones throw away, this property would make a fantastic starter or family home and early viewing is recommended.

Our Ref: P1586

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with cloak hooks and radiator

Cloakroom

with low level WC and wash basin set in vanity

Kitchen/Breakfast Room

with a range of fitted wall and base units; integrated double oven with gas hob and extractor fan over; space and plumbing for washing machine; space for tumble drier and larder style fridge freezer; one and a half bowl stainless steel sink and drainer; part tiled walls; space for dining table and radiator

Living Room

with French doors opening onto decked patio; under stair storage; carpet and radiator

FIRST FLOOR

Landing

with built in airing cupboard and access to the loft

Bedroom 1

with built in wardrobe; carpet and radiator

Bedroom 2

with views towards the Bay and overlooking the green; built in wardrobe; carpet and radiator

Bedroom 3

with built in cupboard; carpet and radiator

Bathroom

with corner bath with shower over; pedestal wash basis; low level WC and heated towel rail

EXTERNALLY

The property is accessed via a gated front garden area with raised decking area with artificial grass over and timber storage shed.

At the rear, the property has a higher decked terrace, stepping down to a lower level garden with an aspect over the green and a range of mature shrubs and plants.

The property has a designated parking bay to the end of the terrace and pathway to the front access.

SERVICES

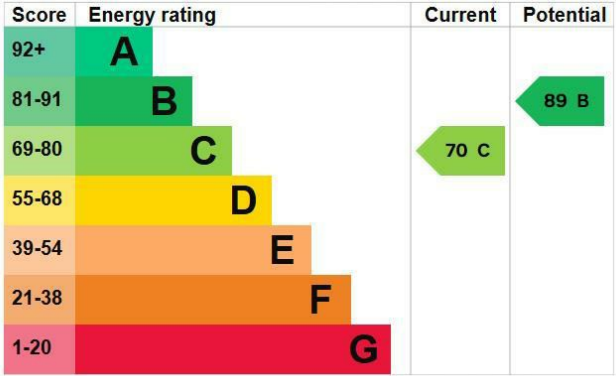
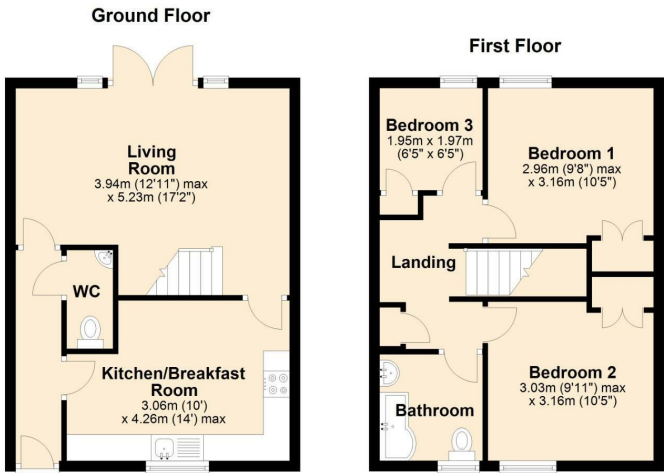
All mains services

MATERIAL INFORMATION

Tenure: Freehold - main residence.

Council Tax: Band C

Sold as seen with contents.



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.

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