

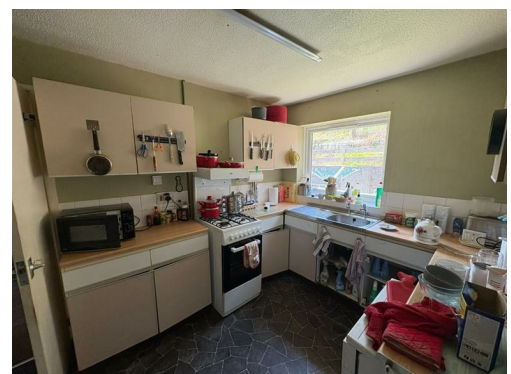
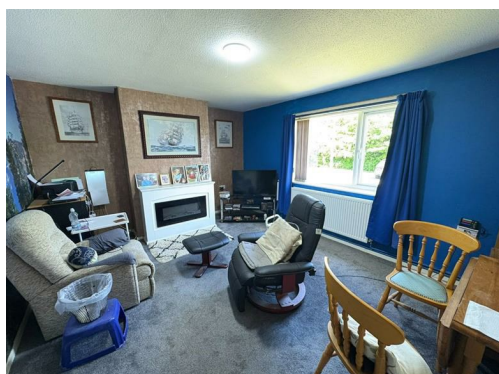
Tom Parry



5 Cae Mawr, Penrhyndeudraeth, LL48 6BG

£145,000

- Two bedroom bungalow
- Photovoltaic panels to roof
- Fantastic low maintenance garden at the rear
 - Off road parking
 - Large living room
- Quiet location, short drive from the centre of Penrhndeudraeth & Porthmadog



Tom Parry & Co are delighted to offer for sale this two bedroomed bungalow, situated just outside of the popular village of Penrhyndeudraeth in a quiet elevated estate. The property has the benefit of a large living room, kitchen and utility room as well as two bedrooms and a bathroom on one level.

One of the standout features of this property is the inclusion of photovoltaic panels, which not only contribute to energy efficiency but also offer potential savings on utility bills. This environmentally friendly addition is a significant advantage for the modern homeowner.

Externally the property has a private driveway, to the front of a path to the rear garden that has been laid to low maintenance artificial grass with a higher terraced area at the rear.

Early viewing is recommended.

Our Ref: P1589

ACCOMMODATION

Entrance Hallway
with laminate flooring

Living Room
with large picture window to the front; electric fire set in timber surround; carpet flooring and radiator

Kitchen
with a range of fitted wall and base units; space for free standing gas oven; space and plumbing for dishwasher and stainless steel sink and drainer

Utility Room
with space and plumbing for washing machine; worktop with storage space beneath; door to rear garden and pantry cupboard housing wall mounted 'Ideal' boiler

Bedroom 1
with built in storage cupboard; carpet and radiator

Bedroom 2
with laminate flooring and radiator

Shower Room
with large panelled shower; low level WC; pedestal wash basin and vinyl flooring

EXTERNALLY
The property benefits from a private driveway with lawn to the side at the front. There is a pathway to the side of the house, with gated access to the back garden.

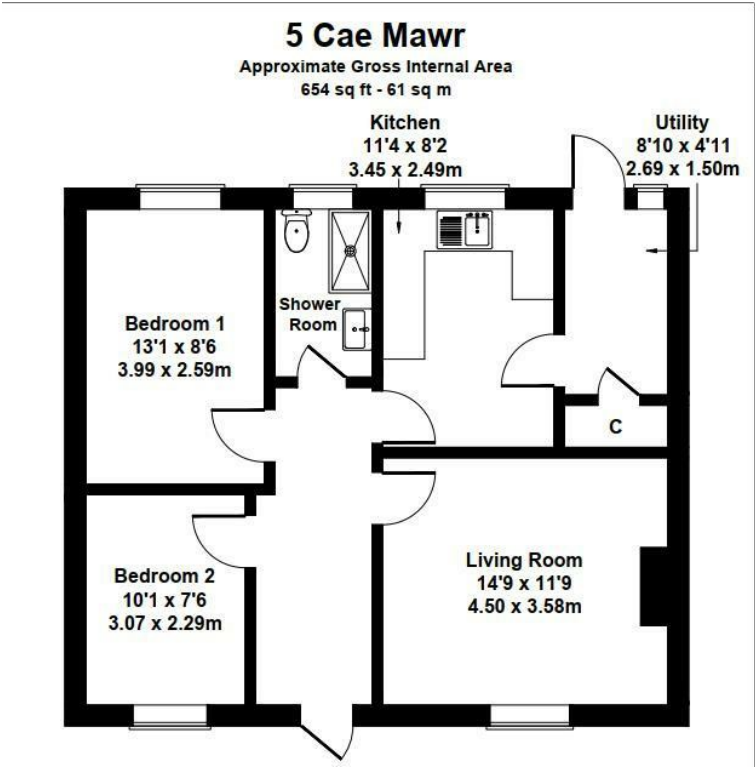
The garden has been tiered with a large level area, finished with low maintenance artificial grass, which then steps up to an upper tiered area, currently with wild flower planting. The back garden also has the benefit of a solid storage shed and covered area adjacent the back door.

SERVICES
Mains water, electricity and drainage.

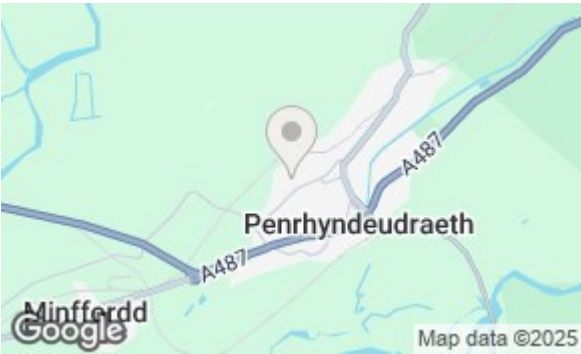
Photovoltaic panels to the front and rear roof pitches, supply electricity to house and back to the grid.

MATERIAL INFORMATION
Tenure: Freehold - main residence.

Council Tax: Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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.