

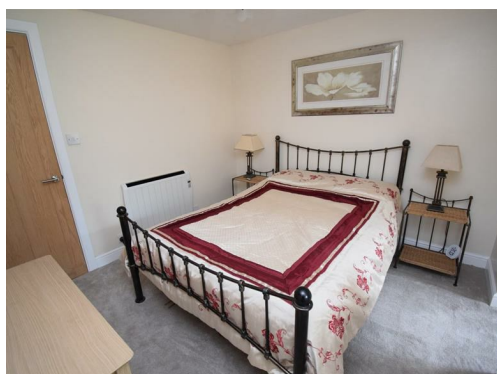
# Tom Parry



**Llys Twrog , Pentrefelin, LL52 0PT**

**£125,000**

- Fantastic starter home
- Stunning gardens to the rear
- Beautifully refurbished to a high standard
- One bedroom with dressing room area
  - Utility Room
  - Modern fitted kitchen



Tom Parry & Co are delighted to offer for sale this quaint stone cottage, nestled in the charming village of Pentrefelin. This delightful terraced house presents an ideal opportunity for first-time buyers or those seeking a cosy retreat. Spanning 484 square feet, the property features a well-appointed reception room that welcomes you with warmth and character, perfect for relaxing.

The home boasts a comfortable bedroom, providing a peaceful sanctuary for rest and relaxation.

One of the standout features of this property is the beautiful garden, which offers a serene outdoor space to enjoy the fresh air, cultivate plants, or simply unwind after a long day. This garden is a rare gem, enhancing the overall appeal of the home and providing a perfect setting for summer gatherings or quiet moments of reflection.

With its quaint location and charming features, this terraced house in Pentrefelin is not just a property; it is a place to create lasting memories. Whether you are starting your journey into homeownership or looking for a snug abode, this home is sure to meet your needs. Do not miss the chance to make this lovely house your own.

**Our Ref: C404**

#### ACCOMMODATION

All measurements are approximate

#### GROUND FLOOR

##### Entrance Hallway

with large built in storage cupboard and laminate flooring

##### Bedroom 1

with separate dressing area featuring built in wardrobe and dressing table; carpet flooring; modern electric radiator and door to utility room

##### Utility Room

with built in cabinets; space and plumbing for washing machine and door to rear garden

##### Shower Room

with large tiled shower cubicle; built in storage cupboard; low level WC set in vanity and wash basin in vanity

#### FIRST FLOOR

##### Landing

##### Living Room

with two windows creating a light and airy space overlooking the beautiful garden; electric fire set in timber surround and carpet flooring

#### Kitchen

with a range of modern fitted wall and base units; integrated electric oven with hob and extractor fan over; one and a half bowl stainless steel sink and drainer; under counter fridge; under counter washing machine; breakfast bar area and window to the front enjoying countryside views

#### EXTERNALLY

There is a small garden to the front with a rockery and mature shrubs and plants.

At the rear there is a stunning garden laid to lawn with flowerbeds to the perimeter and a small brook running at the rear of the house. The property also has the benefit of a storage shed at the rear.

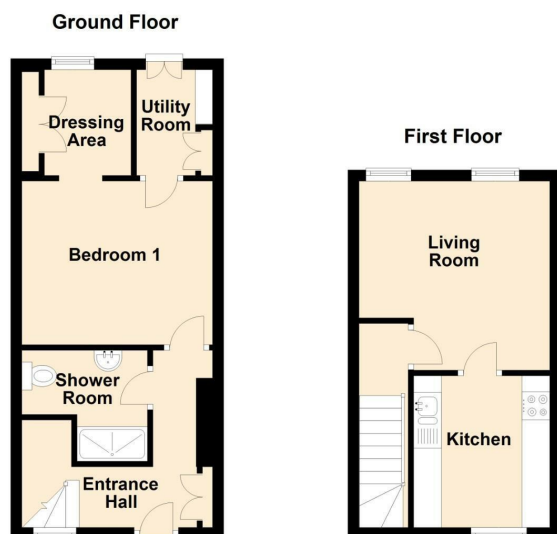
#### SERVICES

Mains water, electricity and 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.

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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