



Tom Parry

7, Maes Y Garth, Penrhyndeudraeth, LL48 6EE

£239,950

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Tom Parry & Co are delighted to offer for sale this mid-terraced four bedroomed property, situated on the popular residential estate of Maes y Garth, in Minffordd, Penrhyndeudraeth.

The property has recently undergone 'Green' improvement works including the renewal of the heating throughout and the introduction of photovoltaic panels to the roof which feed back to the National Grid.

The property is well presented and finished to a good standard, meaning you can move in without lifting a finger. The kitchen is a fantastic size and the 'French' doors onto the low maintenance garden open the living accommodation up to provide great space for family living. The four bedrooms include an en-suite master bedroom and the family bathroom is currently being refitted.

The renowned Italianate village of Portmeirion and the Welsh Highland & Ffestiniog Narrow Gauge Railway station are located nearby, and the popular harbour town of Porthmadog is approximately 2 miles distance for local shopping facilities and amenities. The surrounding area also benefits from a variety of outdoor pursuits including golf courses at Porthmadog and Harlech, fishing and boating, biking, climbing and many scenic country and coastal walks

Our Ref: P1592

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Front Entrance Porch

with cloaks cupboard and laminate flooring

Lounge

with attractive fireplace having coal effect electric fire standing on marble hearth with timber surround; storage heater; wood effect laminate flooring; under-stairs storage cupboard; 'French' doors leading to the Dining Room

Dining Room

with wood effect laminate flooring; electric panel heater and built-in storage cupboard

Kitchen

with a comprehensive range of fitted base and wall units with work surfaces; 'Rangemaster' cooker with extractor over; 1 1/2 bowl single drainer sink unit; space and plumbing for automatic washing machine and dishwasher; space for tumble dryer; wood effect laminate flooring; storage heater and 'French' doors leading to rear

FIRST FLOOR

Landing

with access to loft; large storage heater and airing cupboard

Master Bedroom

with fitted wardrobes and built-in storage cupboard; wall mounted electric slimline heater; carpet flooring and outlook to rear

Ensuite to Master Bedroom

with wash hand basin set in vanity unit; low level WC; large 'walk-in' shower enclosure and tiled walls and floor

Bedroom 2

with outlook to front; carpet flooring and electric panel heater

Bedroom 3

with 'Velux' roof window; carpet flooring and electric panel heater

Bedroom 4

with outlook to front; carpet flooring and electric panel heater

Bathroom

with new suite and tiling currently being fitted to include panelled bath, washbasin and low level WC

EXTERNALLY

The property has the benefit of a small enclosed garden area to front.

At the rear of the house there is a concrete patio area that steps up to a low maintenance artificial lawn. There is gated access at the rear which leads to two parking spaces, one of which is currently occupied by a timber shed. There is also on street parking at the front.

SERVICES

Mains electricity, drainage and water.

MATERIAL INFORMATION

Tenure: Freehold - main residence

Council Tax: Band C







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.

