



# Tom Parry

1 Park Road, Penrhyndeudraeth, LL48 6LS

£189,950

## 1 Park Road , Penrhyndeudraeth, LL48 6LS

Tom Parry & Co are delighted to offer for sale this fantastic end of terrace family homes, nestled in the charming village of Penrhyndeudraeth. This beautifully finished property offers a delightful blend of comfort and style. Spanning an impressive 1,195 square feet, the property provides ample space for both relaxation and entertaining.

As you enter, you are greeted by a warm and inviting atmosphere, enhanced by a log burning stove that promises cosy evenings during the colder months. The interior has been thoughtfully designed, ensuring that every corner of the home exudes quality and care.

Outside, the property boasts a terraced garden, perfect for enjoying the fresh air and the picturesque surroundings. This outdoor space is ideal for gardening enthusiasts or those who simply wish to unwind in a tranquil setting. Additionally, the convenience of off-road parking for one vehicle adds to the appeal, making this home not only beautiful but also practical.

With its prime location in Penrhyndeudraeth, residents can enjoy the benefits of village life while being close to stunning natural landscapes. This property is a wonderful opportunity for anyone seeking a charming home in a peaceful yet accessible area. Do not miss the chance to make this delightful house your new home.

**Our Ref: P1599**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with wood effect laminate flooring; cloak storage and radiator

#### Living Room

with feature log burning stove set within inglenook with stone mantle over; deep bay window to the front; dual aspect windows; wood effect laminate flooring and under stair store cupboard

#### Kitchen/Diner

with a range of fitted wall and base units with worktop over; integrated double oven; integrated electric hob with extractor fan over; one and a half bowl stainless steel sink and drainer; integrated dishwasher; integrated fridge freezer; 'French' doors to rear garden; single door to front drive; wood effect laminate flooring

### FIRST FLOOR

#### Landing

with loft access and airing cupboard housing 'Vaillant' boiler

#### Bedroom 1

with two windows to the front; fitted feature panelling; carpet flooring and radiator

#### Bedroom 2

with dual aspect windows; carpet flooring and radiator

#### Bedroom 3

with window to rear overlooking the garden; laminate flooring and radiator

#### Bathroom

with panelled bath with shower over; pedestal wash basin; low level WC and heated towel rail

### EXTERNALLY

The property occupies a roadside position at the front with off road parking to the side of the house.

At the rear, the garden is terraced with a generous patio area and a raised area with artificial lawn and timber storage shed.

The vendors have a right of access to a log shed to the land to the side of the house.

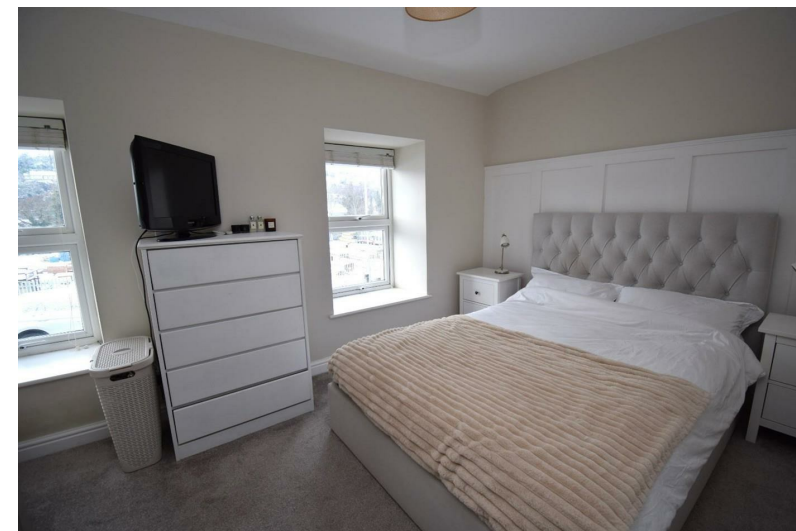
### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

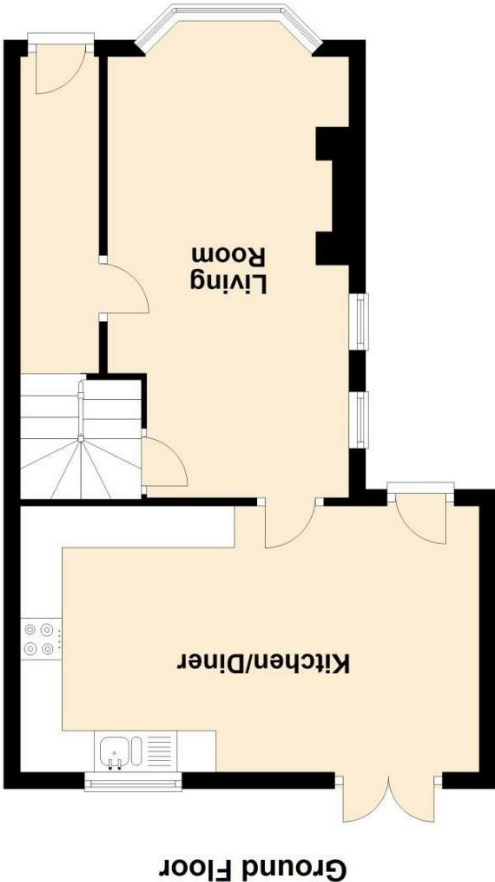






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



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