



Tom Parry

14 Cwmorthin Road, Tanygrisiau, LL41 3ST
Offers in the region of £145,000

14 Cwmorthin Road, Tanygrisiau, LL41 3ST

Tom Parry & Co are delighted to offer for sale this charming 3 bedroom inner terrace cottage, located on the picturesque Cwmorthin Road a true gem waiting to be discovered. As you step inside, you'll be greeted by a cosy lounge featuring ceiling beams and an inviting open fireplace, perfect for those colder evenings.

This property boasts a fully modernised interior, including a contemporary bathroom and kitchen, ensuring both style and convenience. The propane gas fired central heating system provides warmth and comfort throughout the home.

Situated in a rural location, the property offers an open aspect to the rear, allowing you to enjoy stunning views towards the Moelwyn mountain range.

Additionally, the property comes with a delightful rear garden, providing a tranquil outdoor space where you can relax and unwind amidst nature. This cottage offers the perfect blend of character and modern living.

Internal viewing highly recommended.

BF1405

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Lounge

5.36 x 4.10 (17'7" x 13'5")

with an open fireplace housing the wood burning stove, under stairs store cupboard, exposed ceiling beams, shelving in recess

Independent W.C

with wash hand basin and w.c

Kitchen

4.17 x 3.68 (13'8" x 12'0")

with hot and cold stainless steel sink, matching wall and base units including electric oven and hob, plumbing for automatic washing machine, partly tiled walls, downlights, 1 radiator, wall mounted gas fired central heating boiler, door out to rear

FIRST FLOOR

Bedroom 1

4.07 x 2.36 (13'4" x 7'8")

with 1 radiator, carpet flooring

Bedroom 2

2.92 x 1.35 (9'6" x 4'5")

with roof light, 1 radiator, carpet flooring

Bedroom 3

2.89 x 2.19 (9'5" x 7'2")

with 1 radiator, carpet flooring

Bathroom

with panelled bath, shower cubicle, vanity unit, w.c, partly tiled walls, heated towel rail, 1 radiator

EXTERNALLY

Flagged and lawned garden to the rear with mature

trees and shrubs.
Pedestrian right of access.
Roadside parking.

SERVICES

Mains water, electricity and drainage
Gas fired central heating (Propane)

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band 'A'

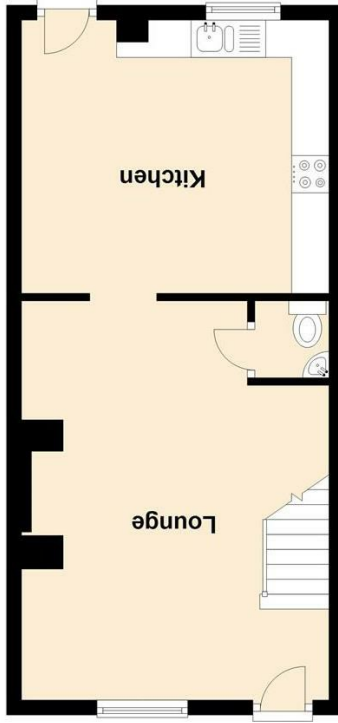




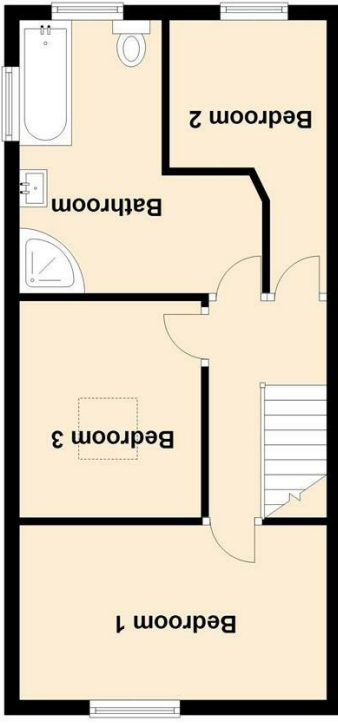


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	47 E	
21-38	F		
1-20	G		

