



Tom Parry

34 Y Glynnor Estate, Gellilydan, LL41 4EW

Offers in the region of £99,950

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Tom Parry & Co are delighted to offer for sale this 3 bedroom, terraced property, nestled in the charming village of Gellilydan.

The property benefits from garden areas to the front and rear, ample car parking space, uPVC double glazed windows and families will appreciate the close proximity to a playground and primary school, providing a safe and engaging environment for children.

Property is in need of refurbishment but, has tremendous scope in this respect.

Please note the property is governed by a Section 157 Local Occupancy Clause.

No onward chain.

Gellilydan is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty. The surrounding area also benefits from a variety of outdoor pursuits, including golf courses at Porthmadog and Harlech, fishing, climbing, many scenic country walks, extreme mountain bike centre and recently opened Zipwires and underground trampolines at Blaenau Ffestiniog.

BF1459

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with cloak cupboard housing the electric meter, stairs to first floor

Living Room

3.63 x 4.19 (11'10" x 13'8")

with electric fire, carpet flooring, under stairs storage

Dining Room

1.50 x 1.68 (4'11" x 5'6")

with carpet flooring

Kitchen

2.90 x 2.07 (9'6" x 6'9")

with hot and cold stainless steel sink, worktops, wall and base cupboards, lino flooring, electric oven and hob with hood over, plumbing for automatic washing machine, door out to rear

FIRST FLOOR

Landing

with airing cupboard housing the hot water immersion tank

Bedroom 1 (rear)

3.61 x 3.50 (11'10" x 11'5")

with large built in storage cupboard, carpet flooring

Bedroom 2 (front)

3.38 x 2.68 (11'1" x 8'9")

with built in storage cupboard, carpet flooring

Bedroom 3 (front)

1.63 x 2.49 (5'4" x 8'2")

with built in storage cupboard, carpet flooring

Bathroom

with enclosed electric shower, wash hand basin, low level WC, tiled flooring

EXTERNALLY

Gardens to the front and rear.

Utility room and store shed.

Access to rear service lane.

Off road parking space to the side and rear.

Street parking to the front.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'B'



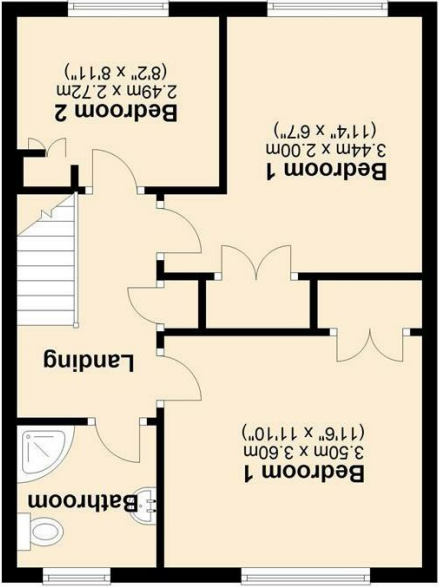




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

