



Tom Parry

8 Penlan, Tanygrisiau, LL41 3SF

£78,000

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Tom Parry & Co are delighted to offer for sale this two-bedroom mid-terrace house presenting an excellent opportunity for those seeking a project to make their own.

The residence is equipped with solid fuel central heating and night storage heaters, plus the addition of solar panels which offers an eco-friendly energy solution, contributing to lower utility bills and a reduced carbon footprint.

While the property is in need of some upgrading and modernisation, it is brimming with potential for the discerning buyer. With a little imagination and effort, this house can be transformed into a stylish and contemporary home that reflects your personal taste.

Situated in a peaceful village, this property is ideal for first-time buyers or those looking to invest in a long term rental opportunity. The local area offers a sense of community, with nearby amenities and beautiful surroundings to explore.

BF1496

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with tiled flooring and 1 radiator

Sitting Room

3.49 x 3.30 (11'5" x 10'9")

with slate slab flooring, tiled fireplace, 1 radiator, fitted shelving in recess

Living Room

3.50 x 2.44 (11'5" x 8'0")

with tiled surround fireplace, back boiler, built in cupboard, slate slab flooring

Kitchen

2.44 x 1.88 (8'0" x 6'2")

with hot and cold stainless steel sink, wall and base cupboards, 1 radiator, glazed door out to rear

FIRST FLOOR

Landing Area

with 1 radiator

Bedroom 1

3.70 x 1.78 (12'1" x 5'10")

with night storage heater

Bedroom 2

3.68 x 2.76 (12'0" x 9'0")

with night storage heater

Bathroom

with panelled bath, wash hand basin and WC, partly tiled walls, airing cupboard with cylinder immersion heater

EXTERNALLY

Foregarden with storage area

Small rear yard with steps and garden area

Store shed

SERVICES

Mains water, electricity and drainage

Solid fuel central heating

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.

