

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



## 1 Ffridd Uchaf, Penrhyndeudraeth, LL48 6RD

**£200,000**

- End of Terrace Cottage
- With Spectacular Views
- Lean-to Store & Parking for 2/3 Cars
- Outskirts of the Town - Elevated Position
- 3 Bedrooms & 2 Receptions
- Available Immediately





# 1 Ffridd Uchaf, Penrhyndeudraeth, LL48 6RD

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this semi-detached cottage situated in an elevated position enjoying spectacular views overlooking the town, Afon Dwyryd and the mountains beyond. The Ffestiniog steam railway runs a few feet below the house and a short walk down the hill to the Penrhyn Halt.

Penrhyndeudraeth is a small town located on the edge of Snowdonia National Park, and offers a range of amenities and primary school. Porthmadog, the popular harbour town for the area is only a 3 mile distance and two miles from Portmeirion. There are regular bus services as well as a main line railway station to provide all the necessary links.

The accommodation has the benefit of double glazing and briefly comprises of: Hall. Sitting room. Lounge. Pantry. Kitchen. On the first floor: Three bedrooms and Bathroom.

Lean-to utility/storage room to the side of the property. Parking space for 2-3 cars to the side of the house with potential for a rock garden on its fringe against the wall of the adjoining field.

The access lane is owned by No.1 and provides a right of access for the neighbouring properties.

\*Please note the contents can be available at a price to be agreed

## GROUND FLOOR

### Porch

### Hall

Stairs to first floor.

### Sitting Room 7'3 x 11'0 (2.21m x 3.35m)

Night storage heater.

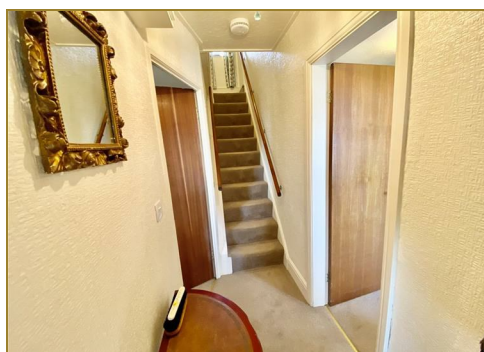
### Lounge 10'1 x 16'1 (3.07m x 4.90m)

Living flame gas fire. Night storage heater.

### Pantry 7'3 x 4'8 (2.21m x 1.42m)

### Kitchen 19'9 x 5'10 (6.02m x 1.78m)

Kitchen units incorporating ceramic one and a half bowl sink. Space for oven. Plumbing for washing machine. Tiled floor. Outside door to the side with parking area and lean-to utility/storage room. Night storage heater. Wall mounted electric heater.



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# 1 Ffridd Uchaf, Penrhyndeudraeth, LL48 6RD

## FIRST FLOOR

### Landing

Night storage heater.

**Bedroom 3 (Rear) 7'5 x 7'0 (2.26m x 2.13m)**

**Bathroom 7'10 x 6'5 (2.39m x 1.96m)**

Cylinder cupboard. Extractor fan. Wall-mounted electric heater

**Bedroom 1 13'0 x 9'10 (3.96m x 3.00m)**

'L' shaped room.

**Bedroom 2 7'4 x 9'6 (2.24m x 2.90m)**

## SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We understand that the property is freehold with vacant possession available on completion.



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

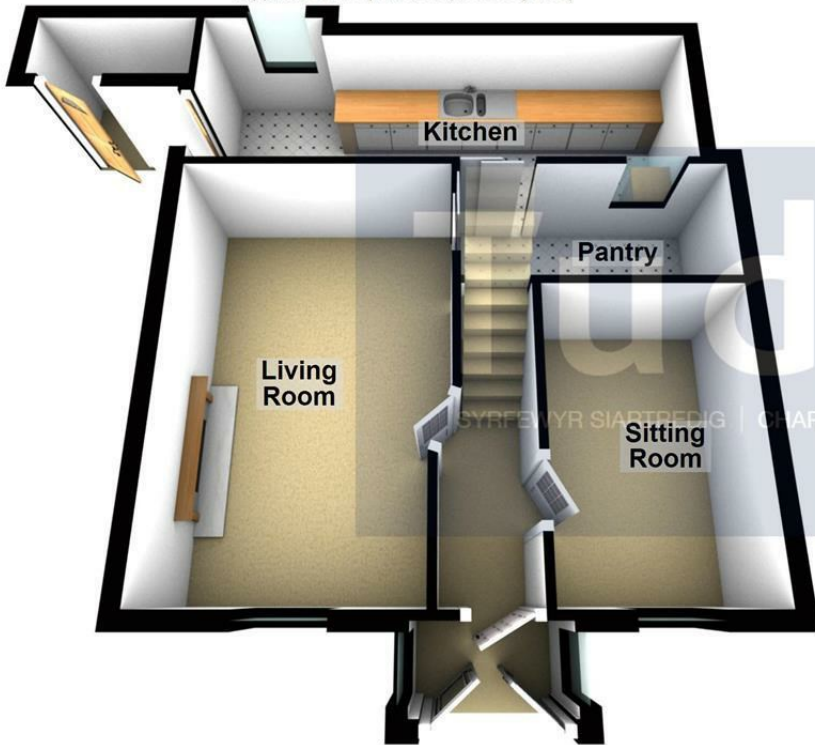
[www.huwtudor.co.uk](http://www.huwtudor.co.uk)



# 1 Ffridd Uchaf, Penrhyndeudraeth, LL48 6RD

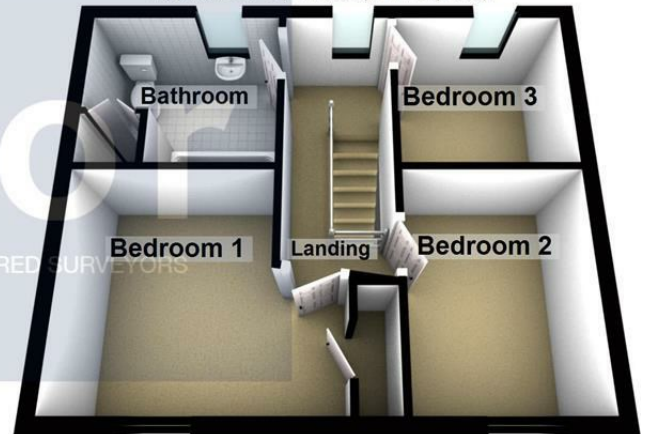
## Ground Floor

Approx. 45.4 sq. metres (488.6 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.1 sq. feet)



Total area: approx. 77.1 sq. metres (829.7 sq. feet)

Copyright Tudor Chartered Surveyors & Estate Agents. For room identification only.  
Plan produced using PlanUp.

## 1 Ffridd Uchaf, Penrhyndeudraeth

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	88	(B2 plus) A	C
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs	42	Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)