

Tudor

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



5 Mynydd Glas, Garndolbenmaen, LL51 9UJ

£215,000

- End of Terrace Cottage
- Rural Village
- Two Bedrooms
- Elevated Position with Views
- Cottage Features
- Parking & Gardens



5 Mynydd Glas, Garndolbenmaen, LL51 9UJ

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer for sale this delightful end of terrace cottage, situated in an elevated position on the outskirts of the rural village of Garndolbenmaen, enjoying views over open countryside.

Garndolbenmaen is a quiet rural village, located in a delightful area just on the outskirts of the Snowdonia National Park, a renowned picturesque area and is only about 6 miles from Porthmadog, the market town for the area.

The comfortable accommodation has been well maintained, with the benefit of cottage features and briefly comprises of the following: Porch. Hall. Lounge with an attractive exposed stone inglenook fireplace with multi fuel stove. Kitchen. Bathroom. Separate second toilet (possible utility). On the first floor there are two double bedrooms with dormer windows with views over open countryside and the sea in the distance. Off-road parking to the side for approximately two vehicles. The gardens have been attractively maintained providing seating/fire-pit area. Steps up to rear garden with seating area. Right of way by foot at the rear for the neighbouring property.

All of the furniture excluding personal items could be available.

GROUND FLOOR

Porch

Front French doors. Tiled floor. Door to;

Hall

Stairs to first floor. Oak floor. Door to:

Lounge 9'9 x 15'5 (2.97m x 4.70m)

Attractive exposed stone surround fireplace with multi fuel stove. Open beams. Oak floor. Night storage heater. Door to rear hall.

Kitchen 15'4 x 8'0 (4.67m x 2.44m)

Kitchen units with single drainer stainless steel sink unit. Integral oven with induction hob. Filter hood. Oak floor. Night storage heater. Washing machine and fridge/freezer to be included.

Rear Hall

Under stairs storage cupboard. Cylinder cupboard. Night storage heater. Tiled floor. Outside door to rear.

Toilet 6'4 x 5'1 (1.93m x 1.55m)

Low level w.c. Pedestal washbasin. Tiled floor and walls. Storage cupboard. Night storage heater.

Bathroom 6'8 x 6'0 (2.03m x 1.83m)

White suite comprising low level w.c. Pedestal washbasin. Bath with shower over. Tiled floor and walls.

FIRST FLOOR

Landing

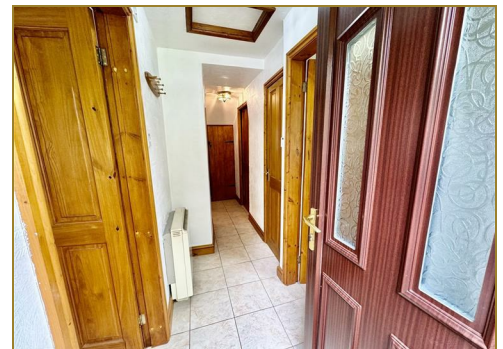
Storage cupboards.

Bedroom 1 7'9 x 12'7 (2.36m x 3.84m)

Dormer window with views. Wall mounted electric heater. Full width built in wardrobes.

Bedroom 2 7'7 x 15'0 (2.31m x 4.57m)

Dormer window with views. Wall mounted electric heater.



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SERVICES

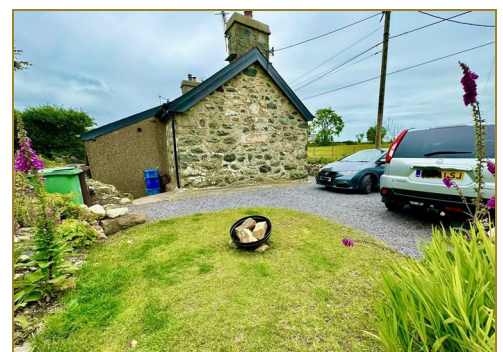
We understand that mains water, electricity and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

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

GWYNEDD COUNCIL TAX

Band C



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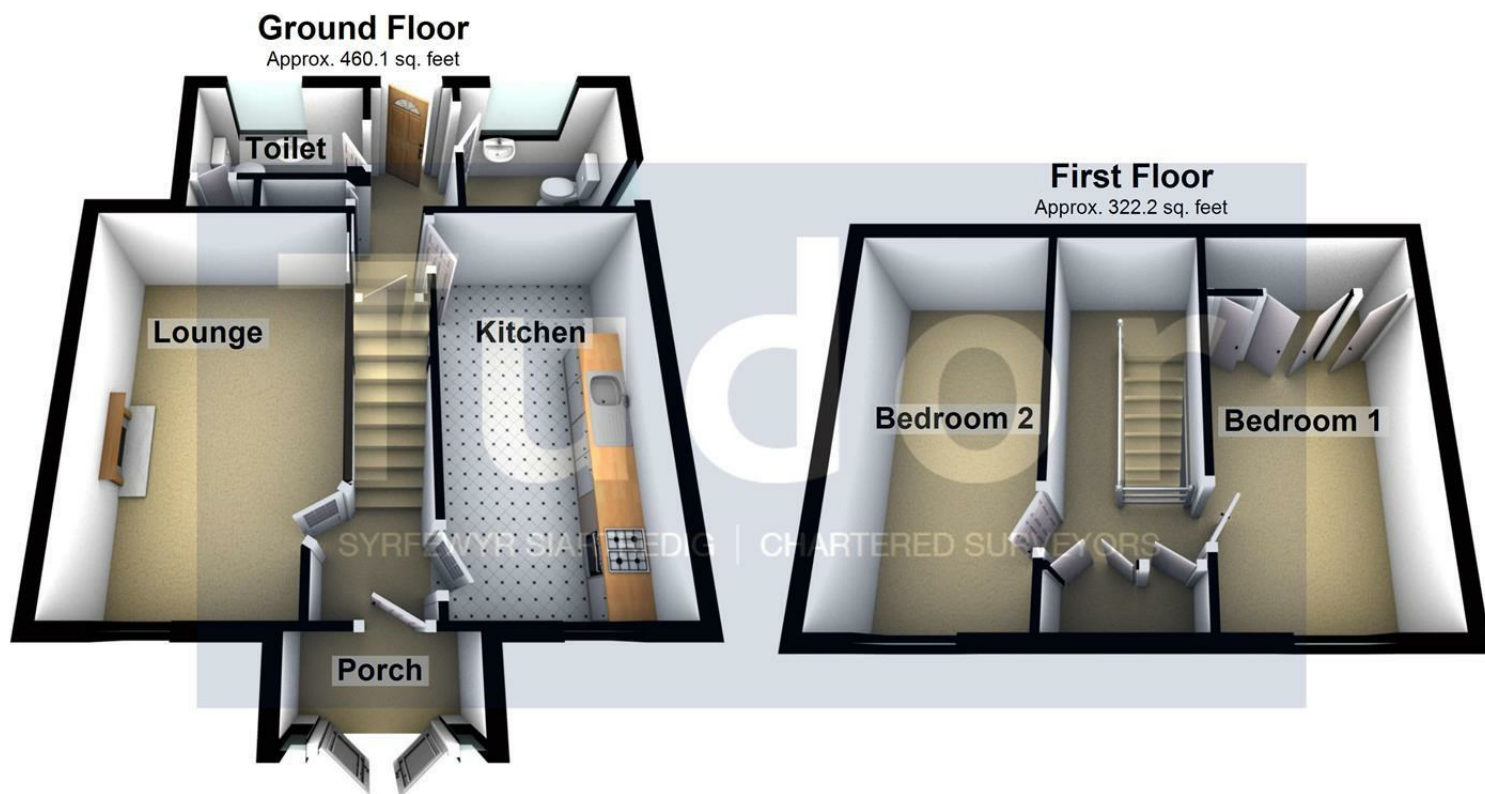
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Total area: approx. 782.4 sq. feet

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Plan produced using PlanUp.

5 Mynydd Glas , Garndolbenmaen, Porthmadog

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(32 plus) A		
(81-91) B			(21-31) B		
(69-80) C			(10-20) C		
(55-68) D			(5-9) D		
(39-54) E			(1-4) E		
(21-38) F			(1-4) F		
(1-20) G			(1-4) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	89	34	England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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