

Tudor

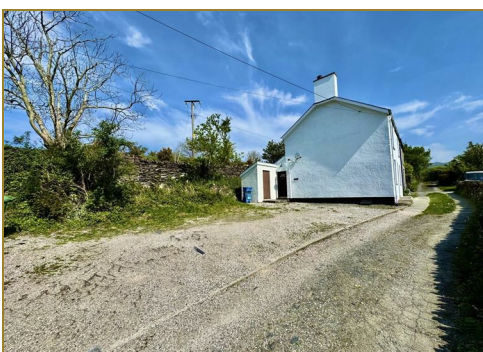
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chartered surveyors | estate agents | property managers



1 Ffridd Uchaf, Penrhyndeudraeth, LL48 6RD

£220,000

- 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
- No Chain



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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 (10 meters wide) 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.

Renovation works have recently been completed including improvements to the external walls, chimney, facias & guttering, new UPVC front door, internal walls replastered and redecorated.

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

GROUND FLOOR

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)

Electric Fire. (Gas connection to former gas fire capped off). 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.



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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.

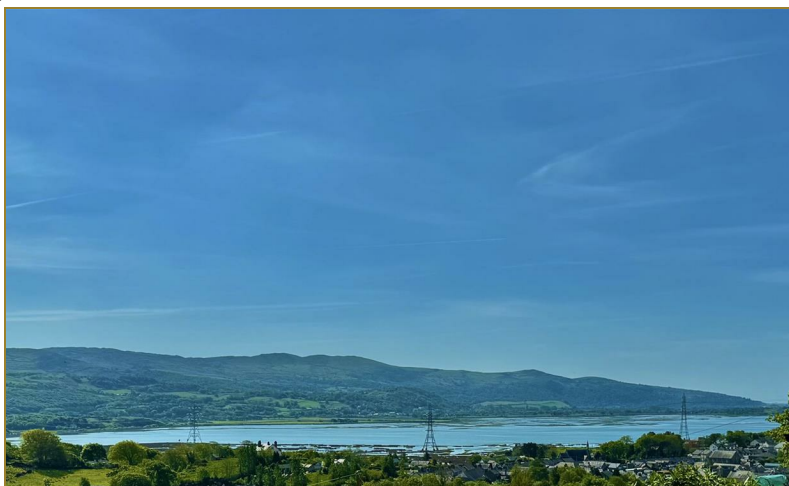
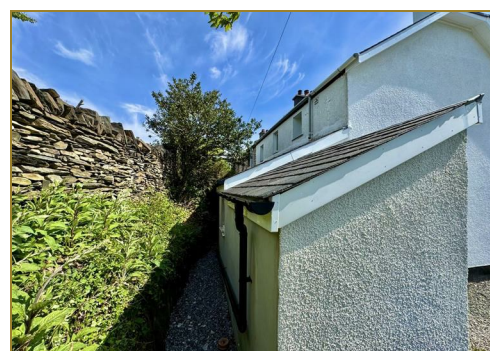
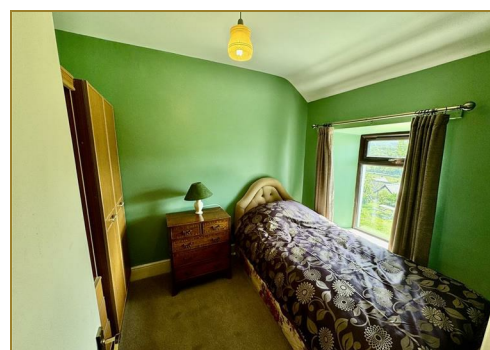
Bedroom 2 7'4 x 9'6 (2.24m x 2.90m)

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.



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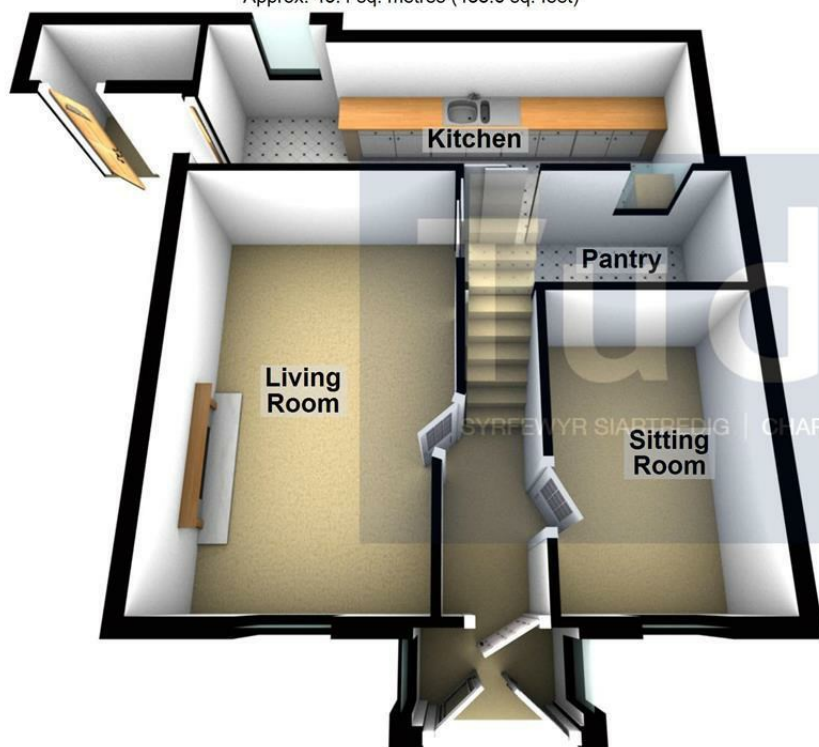
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Ground Floor

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



First Floor

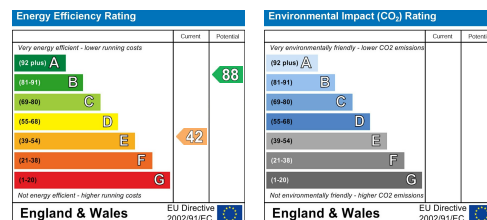
Approx. 31.7 sq. metres (341.1 sq. feet)



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

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