

BRITHDIR, PENRHYNDEUDRAETH  
ASKING PRICE £185,000  
REFERENCE: 23275



- DETACHED BUNGALOW
- TWO BEDROOMS
- OFF ROAD PARKING

- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- EPC TBC

## DIRECTIONS

From our Porthmadog office turn left onto the High Street. Go past Tesco and at the roundabout turn right onto the by-pass. Follow the road into Penrhyndeudraeth and the property can be found in the right hand side.

## Description

A detached two bedroom bungalow located two minutes' walk to the centre of Penrhyndeudraeth. The property requires some upgrading works. Gas central heating and Upvc double glazing throughout. There is a good size garden and off road parking. Ideal investment. EPC TBC

## Hallway

Upvc front door. Loft hatch. Radiator.

## Lounge 4.349m x 3.772 (14'3" x 12'4")

Fireplace with gas fire. Radiator. Upvc double glazing. Bay window. Carpet flooring.

## Bedroom One 4.335m x 3.417m (14'3" x 11'3")

Upvc double glazing bay window. Radiator. Carpet flooring.

## Bedroom Two 3.78m x 3.083m (12'5" x 10'1")

Upvc double glazing. Bay window. Radiator. Built-in storage.

## Bathroom 1.87m x 2.64m (6'2" x 8'8")

Low level w/c. Wash hand basin. Bath. Radiator. Tiled walls. Upvc double glazing.

## Dinning Room

Radiator. Fireplace with gas fire. Built-in storage cupboard. Upvc double glazing.

## Kitchen

Matching floor and wall units. Stainless steel sink. Radiator. Consumer unit. Cooker point. Upvc double glazing window and rear door.

## Outside

Outside rear shed with plumbing points and gas central heating boiler. Off road parking.

## Tenure

The property is available Freehold. Solicitors to confirm.

## Tax Band

The property is believed to be in B. Information from [www.voa.gov.uk](http://www.voa.gov.uk)

## Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at [porthmadog@bobparry.info](mailto:porthmadog@bobparry.info)



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