Tom Parry

2 Garth Cottages, Penrhyndeudraeth, LL48 6HN

£167,000

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Tom Parry & Co are delighted to offer for sale this deceptively spacious cottage, nestled in the charming village of Minffordd, Penrhyndeudraeth. The property features two well-proportioned reception rooms, ideal for both relaxation and entertaining guests as well as a kitchen and utility room. The two bedrooms provide a peaceful retreat, making it an excellent choice for small families or couples seeking a tranquil living space. The rear garden is well maintained and provides a fantastic area to relaxing in the beautiful surroundings.

The surrounding area boasts stunning scenery, with the beautiful landscapes of Snowdonia National Park just a stone's throw away, offering ample opportunities for outdoor activities and exploration. Rge Italianate Village of Portmeirion is also just a short walk away.

This property presents a wonderful opportunity for anyone looking to settle in a picturesque part of North Wales. Whether you are a first-time buyer or seeking a peaceful retreat, this house in Minffordd is sure to impress. Don't miss the chance to make this lovely home your own.

Our Ref: P1614

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Entrance Porch

Living Room
with electric log burner effect fire set in timber surround; under stair storage; feature exposed breams; carpet flooring and modern storage heater

Dining Room
with French doors onto rear patio; wood effect flooring and modern storage heater

Rear Porch
with tiled floor

Kitchen
with a range of fitted base units with worktop over; integrated electric oven and hob; stainless steel sink and drainer; modern storage heater and tiled floor

Utility
with space and plumbing for washing machine; space for larder style fridge freezer and base unit with worktop over

FIRST FLOOR

Landing
with modern storage heater and access to loft

Bedroom 1 (Rear)
with dual aspect windows; old cast iron feature fireplace; carpet flooring and modern storage heater

Bedroom 2 (Front)
with window to the front; carpet flooring and modern storage heater

Bathroom
with accessible shower; low level WC; pedestal wash basin; built in airing cupboard with hot water cylinder and heated towel rail

EXTERNALLY
The property has gated access to the front and the side, with a small garden at the front of the house.

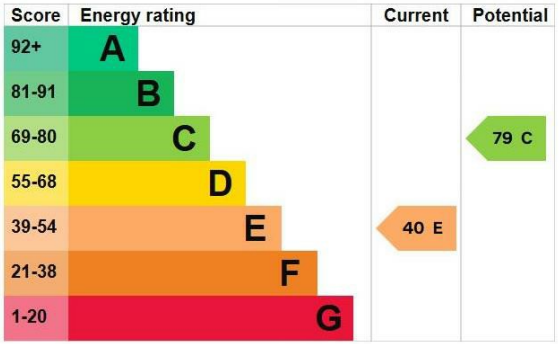
The side gate leads down a path to the rear garden which boasts a spacious patio area, leading to a lawned garden with gravelled rockery to the side and stone storage shed at the rear. The garden has an array of mature trees and shrubs.

SERVICES
Mains water, electricity and drainage

MATERIAL INFORMATION
Council Tax: Band B

Tenure: Freehold - no onward chain

Floor Plan Awaited



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.

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