

# Tom Parry



**13 Maes Y Garth, Penrhyneddraeth, LL48 6EE**

**£210,000**

- Fantastic family home
- Three bedrooms
- Air source heat pump and photovoltaic panels
- Modern fitted kitchen with integrated appliances
  - Attached outdoor store
  - Tiered garden at the rear



Tom Parry & Co are delighted to offer for sale this fantastic family home, situated on the popular Maes y Garth Estate in Minffordd. Spanning an impressive 947 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a cosy reception room with the focal point of a log burning stove, that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is thoughtfully designed, ensuring a practical flow throughout the living spaces. The modern kitchen dining room opens up onto the garden via French doors.

Situated in a picturesque location, this home is surrounded by the stunning natural beauty of the Welsh countryside, providing ample opportunities for outdoor activities and exploration. The local amenities are within easy reach, ensuring that daily conveniences are never far away. Early viewing is recommended.

Our Ref: P1608

**ACCOMMODATION**

All measurements are approximate

**GROUND FLOOR**

**Entrance Porch**

**Living Room**

with log burning stove set in front of feature herringbone brick surround; under stair storage area; carpet flooring and radiator

**Kitchen/Diner**

with a range of modern fitted wall and base units with worktop over; integrated double oven; integrated dishwasher and washing machine; integrated hob with extractor fan over; stainless steel sink and drainer and French doors to rear patio

**FIRST FLOOR**

**Landing**

with airing cupboard and access to loft via drop down hatch and ladders with boarded storage area

**Bedroom 1**

with carpet flooring and radiator

**Bedroom 2**

with carpet flooring and radiator

**Bedroom 3**

with carpet flooring and radiator

**Bathroom**

with panelled bath with shower over; WC and wash basin set in vanity unit and heated towel rail

**EXTERNALLY**

The property is accessed via a terraced patio area at the front.

At the rear of the house there is access to an attached storage shed, a converted garage housing the hot water tank and ideal for your storage needs. The shed also has light and power connected.

At the rear there is a raised patio at the back of the house which steps down to a lawned garden with storage shed at the rear. There is also a gate to the side of the garden, giving access to the external store and the passage at the side of the house.

**SERVICES**

The property has undergone a 'sustainable' refurbishment with the services and has the benefit of an air source heat pump and photovoltaic panels to the roof, providing electricity and hot water to the property.

Mains drainage.

**MATERIAL INFORMATION**

Tenure: Freehold

Council Tax: Band C

**Floor Plan Awaited** **EPC 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.



**Tom Parry**

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