

Tom Parry

Madony, Cae Eithin, Penrhyndeudraeth, LL48 6EF

£275,000

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Nestled in the tranquil village of Minffordd, Penrhyndeudraeth, this charming detached family home offers a delightful retreat for those seeking peace and comfort. Spanning an impressive 1,098 square feet, the property features three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

The property layout is currently 'upside down' with three bedrooms and a bathroom to the ground floor and an open plan lounge/diner and living room to the first floor. Additionally, the home presents an exciting opportunity for improvement, by renovating the ground floor storage room into another bedroom and perhaps extending over the garage, allowing new owners to personalise and enhance the property to their taste.

Situated in a quiet location, this home is just a stone's throw away from the enchanting Portmeirion, known for its stunning architecture and beautiful gardens. This proximity offers a unique blend of serene living with easy access to local attractions and amenities.

Whether you are looking to settle down in a peaceful environment or seeking a project to make your own, this detached family home in Minffordd is a wonderful opportunity not to be missed.

Our Ref: P1668

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Entrance Hallway
with modern feature staircase; panelled walls; laminate flooring and storage heater

Bedroom 1
with laminate flooring and storage heater

Bedroom 2
with laminate flooring

Bedroom 3
with laminate flooring

Shower Room
with shower cubicle; wash basin; low level WC and part tiled floor

Storage Room
currently unfinished but with potential for conversion to additional room, subject to the requisite statutory consents

Garage

FIRST FLOOR

Landing
with door opening onto flat roof, offering potential for adding roof terrace or additional space, subject to the requisite statutory consents

Kitchen/Diner
with a range of built in wall and base units; double stainless steel sink; space for under counter fridge and freezer; peninsula island; pantry cupboard

Living Room
with dual aspect windows; carpet flooring and storage heater

EXTERNALLY
The property benefits from a private driveway to the side and generous wrap around gardens.

SERVICES
Mains electricity, drainage and water

MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Band E

No onward chain.







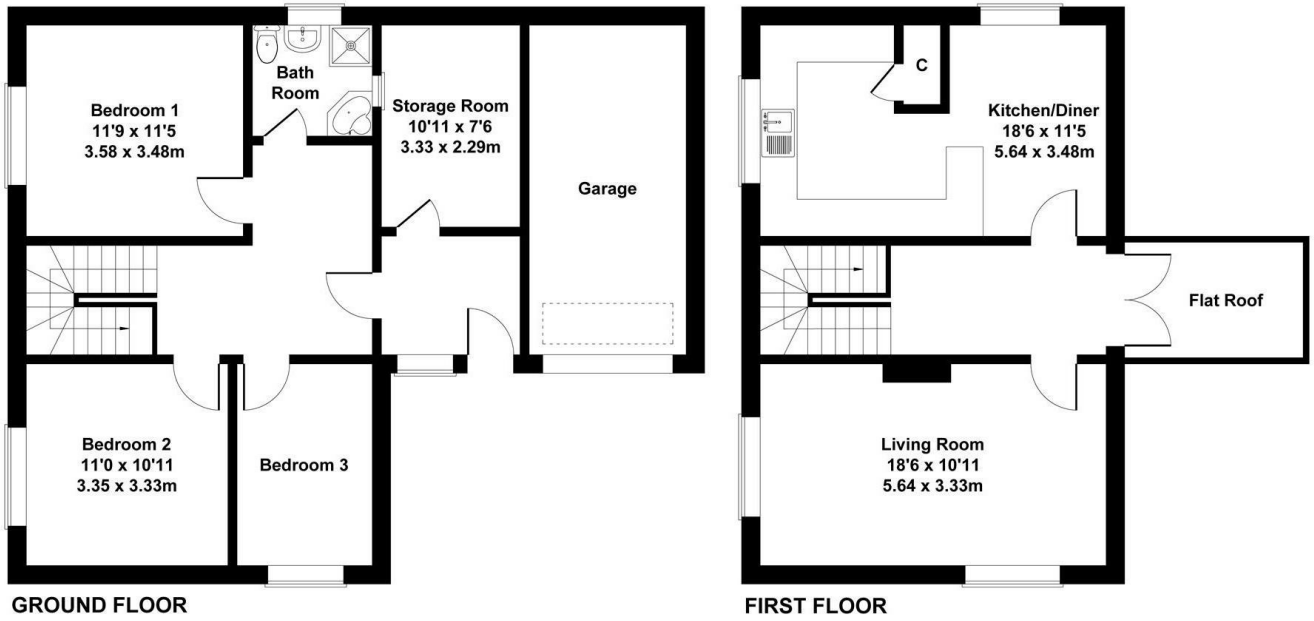






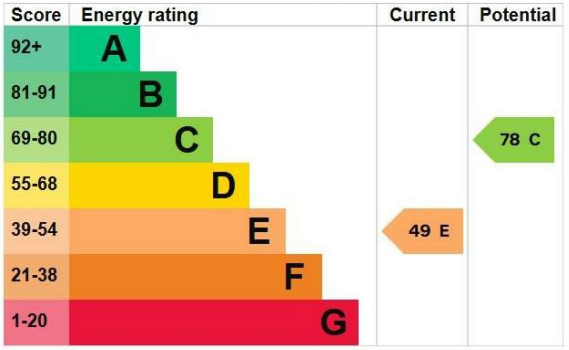
Madony

Approximate Gross Internal Area
1239 sq ft - 115 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.





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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