



**Tom Parry**

37, Bryn Tyddyn, Pentrefelin, LL52 0PE

**£177,500**

## 37 Bryn Tyddyn, Pentrefelin, LL52 0PE

Tom Parry & Co are delighted to offer for sale this two bedroomed partly refurbished bungalow, situated on the popular residential estate of Bryn Tyddyn in Pentrefelin.

The property has undergone some refurbishment works including new flooring and redecoration and new flooring throughout the living room, bedrooms and the hallway, providing a blank canvas for your new home. The kitchen opens to the garden at the rear and power and drainage has been added to the converted garage for additional utility space.

The mature gardens at the rear step up to an elevated position with a lovely aspect across the fields at the back of the house.

This property is ready to move into and early viewing is recommended.

**Our Ref: C401**

### ACCOMMODATION

All measurements are approximate

#### Hallway

with laminate flooring; modern electric radiator; access to loft space and cloak cupboard.

#### Living Room

with a large picture window over looking the rear garden; laminate flooring and modern electric radiator.

#### Kitchen

with range wall and base units; stainless steel sink and drainer; space for free standing oven; tall larder cupboard; space and plumbing for washing machine; door to the rear garden.

#### Bedroom 1

with large picture window to the front; laminate flooring and modern electric radiator

#### Bedroom Two

with window over looking to the front; laminate flooring and modern electric radiator

#### Bathroom

with panelled bath with shower over; wash basin in vanity with fitted cupboard over; low level WC; airing cupboard with hot water cylinder with immersion heater.

### EXTERNALLY

The property is accessed via a private driveway to the side, which has gated access to a further parking space and the garden at the rear. There is a lawn to the side of the driveway with mature shrubs and plants.

At the rear there is a tiered garden with established plants and aspect to fields at the rear from a raised terrace area.

The garage has been converted to outdoor store room with plumbing for washing machine and light and power connections, perfect for additional utility space.

### SERVICES

Mains water, electricity and drainage

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

All external walls have been insulated.



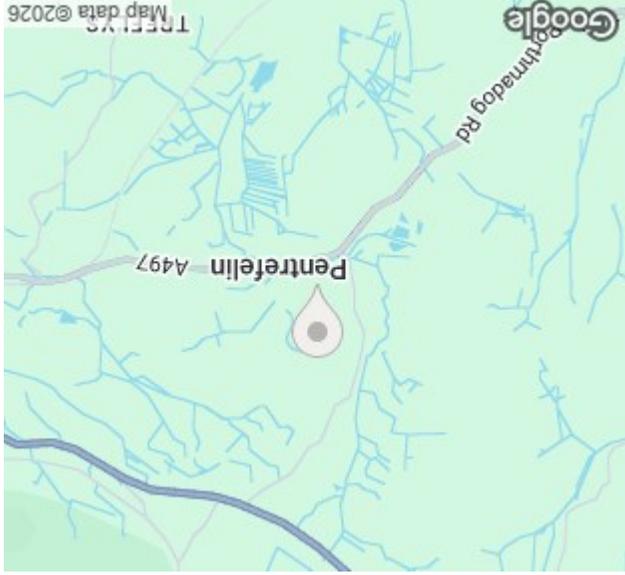




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	
			89 B



Floor plan Awaited