

Tom Parry



Bryn Aber , Penrhyndeudraeth, LL48 6HN

£149,950

- Three bedroomed cottage
- Garden with greenhouse to the rear
 - Kitchen with utility at the rear
 - Short walk from Portmeirion
 - Quiet location



Nestled in the picturesque village of Minffordd, Penrhyndeudraeth, this charming cottage offers a delightful blend of character and comfort. Built in 1900, the property boasts a rich history while providing modern living in a serene setting. Spanning an impressive 1,109 square feet, this home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, perfect for relaxing or entertaining guests. The inviting atmosphere is enhanced by the cottage's traditional features, which add to its unique charm.

The rear garden is a true highlight, providing a tranquil outdoor space where one can unwind amidst nature. Whether you wish to cultivate your own plants or simply enjoy the fresh air, this garden offers a wonderful retreat.

Minffordd is known for its stunning scenery and proximity to the beautiful Snowdonia National Park, making it an excellent choice for outdoor enthusiasts. The property sits just above the renowned Ffestiniog Railway and is a great spot for admiring the passing steam trains and for fantastic transport links within the National Park.

Our Ref: P1656

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with laminate flooring and storage heater

Lounge/Diner

with gas fire set within timber surround; deep bay window to the front; dual aspect windows; storage heater and under stair storage

Kitchen

with a range of wall and base units with worktops over; window to the side; one and a half bowl stainless steel sink and drainer; space and plumbing for washing machine; electric oven with extractor fan over. Step down to:

Utility/Store

with space and plumbing for tumble dryer; fitted shelving and door to garden

FIRST FLOOR

Landing

with access to roof space and storage heater

Bedroom 1

with window to the front and carpet flooring

Bedroom 2

with window overlooking garden; electric panel heater and carpet flooring

Bedroom 3

with window to the front and carpet flooring

Bathroom

with panelled bath with shower over; low level WC; Wash hand basin and airing cupboard housing hot water tank

EXTERNALLY

The property is accessed via a gated pathway with a terrace at the front of the house. There is a shared passageway at the side of the house that leads to a rear patio.

The garden is laid to lawn behind with a green house at the back.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band

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.



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