



Tom Parry

Y Waun, Minffordd Road, Penrhyndeudraeth, LL48 6AU

£305,000

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Tom Parry & Co are delighted to offer for sale this charming detached house located on Minffordd Road in the picturesque village of Penrhyndeudraeth. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms and two bathrooms, there is ample space for everyone to enjoy.

This house offers a comfortable and spacious living environment with the added benefit of off road parking for a number of vehicles and a detached garage.

The gardens have been beautifully maintained with fantastic lawns to the front and side, as well as a raised timber decking area, a summer house with power connected and storage sheds. The decking enjoys fantastic views to the mountains, ideal for those sunny evenings!

Early viewing is recommended to see this much loved family home.

Our Ref: P1527

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Open Entrance Porch

flanked by hanging baskets and arched entrance to the front of the house

Hallway

with laminate flooring and cloak storage area

Living Room

with bay windows to the front and rear, giving a light and airy dual aspect space, with French doors from the rear onto the gardens; modern electric fire; carpet and radiator

Dining Room

with bay window overlooking garden; laminate flooring and radiator

Kitchen

with inset alcove housing 'Smeg' six ring gas range with extract over; a range of wall and base units; breakfast bar; 'Belfast' sink; concertina door leading to utility/pantry area with fitted shelving and space and plumbing for washing machine; tiled flooring and radiator

Rear Hallway

Conservatory

with 'French' doors into the garden; radiator and tiled floor

Downstairs WC

with low level WC; pedestal wash basin and wall mounted 'Ideal' combi boiler

Ground Floor Bedroom 3

with views over the garden; carpet flooring and radiator

En-Suite Shower Room

with large walk in shower cubicle with glass screen and panelled walls; low level WC; wash basin set in vanity unit with storage; heated towel rail and tile effect flooring

FIRST FLOOR

Landing

with generous sized storage cupboard; WC, large picture window to the front and radiator

Bedroom 1

with feature sloping ceilings; en-suite shower cubicle; eaves storage area; large picture window enjoying views over the garden; carpet and radiator

Bedroom 2

with window to side with distant mountain views; fitted wardrobe; carpet and radiator

Bathroom

with corner bath; wash basin set in vanity unit; panelled walls and laminate flooring

EXTERNALLY

The property is accessed via a private gated gravelled driveway with ample space for parking for a number of cars. There is also a detached garage to the side of the house.

The driveway leads to a timber decked terrace area, enjoying views over the garden which has been beautifully maintained with lawned gardens to the side and rear and a vast array of mature shrubs and plants. The garden also has the benefit of storage sheds, a greenhouse and a delightful timber summer house with electricity connected.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: D







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.

