



Tom Parry

9, Church Street, Llandderfel, LL23 7HL

Offers in the region of £119,995

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Nestled in the village of Llandderfel, this charming Grade 2 listed mid-terrace house offers a delightful retreat for those seeking a peaceful lifestyle. The property features two well-proportioned bedrooms, making it an ideal choice for first-time buyers or small families.

Upon entering, you are welcomed into a cosy reception room, enhanced by a wood-burning stove, perfect for those chilly evenings. The heart of the home is the inviting kitchen diner, which boasts French doors that open directly onto the rear garden, allowing for a seamless flow between indoor and outdoor living. This space is perfect for entertaining guests or enjoying family meals while basking in natural light.

The rear garden is a lovely feature of the property, offering a flagged and gravelled area complemented by charming flower borders. It provides a serene outdoor space for relaxation, gardening, or simply enjoying the fresh air in this quiet rural setting.

With its appealing combination of comfort and character, this two-bedroom home presents an excellent opportunity for anyone looking to establish themselves in a picturesque village. The peaceful surroundings and the warmth of the property make it a perfect first home. Do not miss the chance to make this delightful house your own.

Our Ref:- B836

ACCOMMODATION:

The accommodation comprises of the following. All measurements are approximate.

GROUND FLOOR

Entrance Lobby

leading into:-

Living Room

14'11" x 10'0" (4.55 x 3.07)

with exposed ceiling beams, traditional fireplace housing a wood burning stove, night storage heaters and under stairs store cupboard.

Kitchen/Diner

13'5" x 12'0" (4.10 x 3.68)

with wall and base cupboards, hot and cold stainless steel sink, partial tiled walls, night storage heating. French doors opening out to rear yard.

FIRST FLOOR

Bedroom 1

10'11" x 9'6" (3.33 x 2.90)

with night storage heater and exposed ceiling beams.

Bedroom 2

8'9" x 7'3" (2.69 x 2.22)

with built in wardrobe/storage space.

Bathroom

with shower cubicle, wash hand basin, WC, partial tiled walls, built-in airing cupboard with a hot and cold water tank and separate wardrobe. Exposed ceiling beam.

OUTSIDE

flagged and gravelled rear garden and part raised section with flower borders.

SERVICES

Mains electric, water and drainage.

MATERIAL INFORMATION

Local Authority

Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

Grade 2 Listed Building

Article 4 Directive

If you own a residential dwelling (which is a main home) within the Eryri National Park area and wish to change the use to a second home, short term holiday let or specific mixed use, you will be required to obtain planning permission from Eryri's National Park Authority before undertaking the change of use. If you own a dwelling that is already in use as a second home, short term holiday let or specific mixed uses (before 1 June 2025) - the Article 4 Direction will not affect the current use.

Council Tax - B

Tenure - Freehold

Right of way via side entry to rear garden area.

On street parking

Rural village location

Viewing - Strictly via selling agent





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tomparry.co.uk



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		111 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

