

Tom Parry



2 Penlan Ucha, Penrhyndeudraeth, LL48 6PY

£139,950

- Two bedroom mid terraced property
- Stunning mountain and estuary views at the rear
- Conservatory off kitchen overlooking ornate garden
 - Some modernisation potential
 - Perfect starter home
 - No onward chain



Nestled at the top of the charming village of Penrhyndeudraeth, this delightful mid-terrace house offers a perfect blend of comfort and scenic beauty.

As you enter, you are welcomed into a cosy reception room that exudes warmth and character, providing a perfect space for relaxation or entertaining guests. The heart of the home is complemented by a conservatory at the rear, which not only enhances the living space but also allows for an abundance of natural light, creating a bright and airy atmosphere.

One of the standout features of this property is the stunning mountain views that can be enjoyed from various vantage points, along with distant estuary views that add to the picturesque setting. This unique aspect of the home offers a serene backdrop, perfect for those who appreciate the beauty of nature.

Whilst the property would benefit from some modernisation, with its charming features and prime location, this mid-terrace house presents an excellent opportunity for anyone looking to embrace the peaceful lifestyle that Penrhyndeudraeth has to offer. Viewing is recommended.

Our Ref: P1633

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with storage cupboard and wood effect laminate flooring

Living Room

with gas fire set in timber surround (not operational); built in cabinets; window to the front and radiator

Kitchen

with a range of fitted wall and base units; integrated oven with gas hob and extractor fan over; one and a half bowl stainless steel sink and drainer; space for fridge freezer and space and plumbing for washing machine

Conservatory

with glazed surround enjoying views over the garden and to the mountains and estuary beyond

FIRST FLOOR

Landing

with drop down hatch to roof space

Bedroom 1

with two windows to the front; carpet flooring and radiator

Bedroom 2

with window to the rear enjoying far reaching views; carpet flooring and radiator

Bathroom

with panelled bath and shower over; wash basin on vanity unit; low level WC and heated towel rail

EXTERNALLY

The garden is accessed through the conservatory and comprises an ornate garden with slate patio areas and mature shrubs.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

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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