

# Tom Parry



**Bryn Siriol , Penrhyneddraeth, LL48 6PY**

**£125,000**

- Two bedroom detached cottage
  - Off road parking
  - Garden to the side
  - Modernisation potential
  - Fantastic mountain views
  - No onward chain



Tom Parry & Co are delighted to offer for sale this charming detached cottage in the popular village of Penrhyneddraeth. 'Bryn Siroi' presents an excellent opportunity for those seeking a home with potential for modernisation. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. With two well-proportioned bedrooms, it offers ample space for comfortable living.

There is a garden to the side of the house and a private drive, providing parking for one vehicle, adding to the ease of access and privacy that this property affords.

Set in a picturesque location, this home is ideal for those who appreciate the beauty of the surrounding countryside while still being within reach of local amenities. Whether you are looking to make this your forever home or seeking a project to enhance its charm, this property is brimming with potential. Embrace the opportunity to create a space that reflects your personal style in this popular location.

**Our Ref: P1600**

**ACCOMMODATION**

All measurements are approximate

**GROUND FLOOR**

**Kitchen**

with a range of fitted wall and base units; integrated oven and grill; integrated electric hob with extractor fan over; space and plumbing for washing machine; space and plumbing for under counter fridge; Belfast sink; dual aspect windows with fantastic mountain views to the front and door to garden at the side

**Dining Room**

with dual aspect windows; disused inset fireplace; wood effect flooring and under stair storage cupboard

**Front Porch**

**Living Room**

with open fireplace set in timber surround; window to the front and wood effect flooring

**FIRST FLOOR**

**Landing**

with loft access

**Bedroom 1**

with window to the front enjoying far reaching mountain views

**Bedroom 2**

with window to the front enjoying far reaching mountain views

**Bathroom**

with panelled 'Jacuzzi' style bath; pedestal wash basin and low level WC

**EXTERNALLY**

The property can be accessed on both sides. To the southern side there is a private gravelled driveway which leads to a walk way to the front porch. To the north side there is a raised patio area, with separate gated access and a door into the kitchen.

**SERVICES**

Mains water, electricity and drainage

**MATERIAL INFORMATION**

Tenure: Freehold

Council Tax: Band C

*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.



**Tom Parry**

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