



Tom Parry

5, Penlan Terrace, Penrhyndeudraeth, LL48 6BY

£120,000

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Tom Parry & Co are delighted to offer for sale this mid-terraced house on Penlan Terrace. Nestled in the charming village of Penrhyndeudraeth, it offers a perfect blend of comfort and stunning scenery. With accommodation spread across three floors, this property offers a reception room on the ground floor, a bathroom & kitchen to the lower ground floor & two bedrooms to the first floor.

One of the standout features of this home is the rear patio area & garden, offering you space to simply enjoy the fresh air while taking in the fantastic views that surround the property.

This residence is perfect for those seeking a tranquil lifestyle in a picturesque setting, while still being close to local amenities and attractions. Whether you are a first-time buyer or a small family, this property presents an excellent opportunity to embrace the beauty of Penrhyndeudraeth. Early viewing is highly recommended.

Our Ref: P1428

ACCOMMODATION

All measurements are approximate

LOWER GROUND FLOOR

Kitchen

with patterned tiled flooring; part tiled walls; a range of built in wall and base units with worktop over; Belfast sink with ornate mixer tap; and drainer; integrated oven with hob; brand new free standing fridge/freezer; brand new washing machine; under stair storage; storage heater and door to rear.

Bathroom

with tiled flooring, & part tiled walls panelled bath; low level WC; pedestal wash basin and built in storage cupboard housing water tank.

GROUND FLOOR

Entrance Hall

with carpet flooring.

Living Room

with carpet flooring; storage heater; dual aspect windows and fantastic views to rear; feature wall mounted fireplace.

FIRST FLOOR

Landing

with loft access

Bedroom 1

with exposed flooring; storage heater; window to front.

Bedroom 2

with exposed flooring, fantastic views to the rear.

EXTERNALLY

There is a small yard at the front of the property.

At the rear there is a raised patio area laid with artificial grass. With steps that then lead down to a garden with a range of mature shrubs and plants. Beautiful views over Penrhyndeudraeth can be seen here.

MATERIAL INFORMATION

Council Tax: Band B

Tenure: Freehold - main residence.

Apparent right of way across rear of terrace.

The property has recently been renovated. New carpets, freshly decorated throughout. New heating system & solar panels put in. Benefits from 2" kingspan interior wall insulation.

SERVICES

Mains water, electricity & drainage. Storage heaters.

6 solar panels, 3 to the front 3 to the rear with state of the art convection/storage heaters running at 25% of typical heating costs.





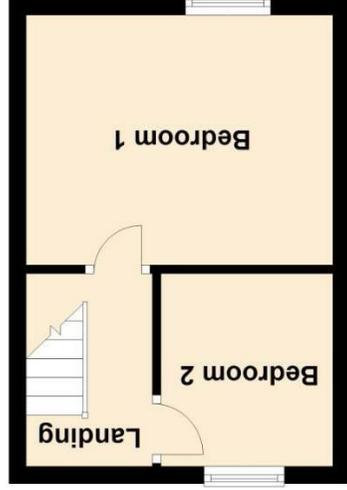
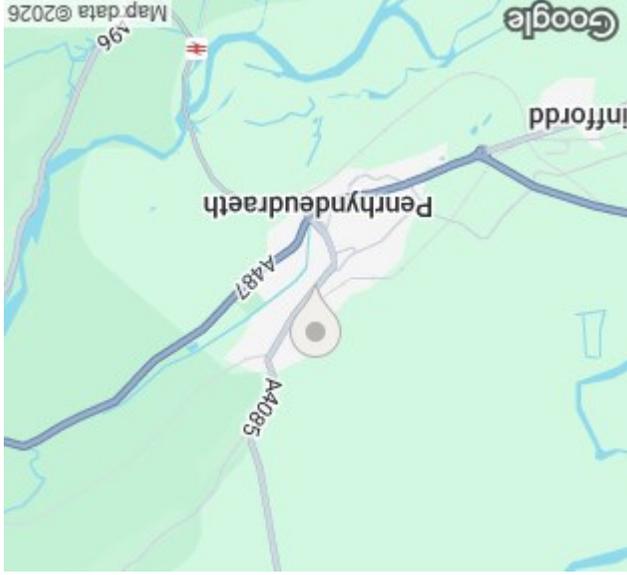


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

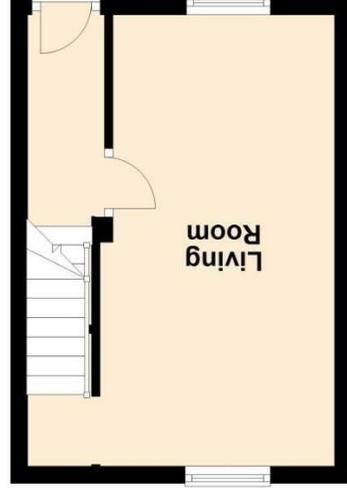
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B	81 B	
92+	A		
		87 B	87 B

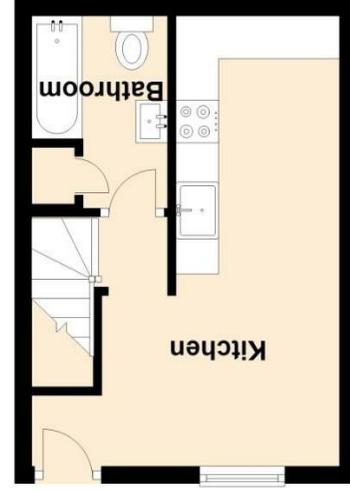
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First Floor



Ground Floor



Lower Ground Floor