



2, Penlan Isaf

Penrhyndeudraeth || LL48 6BU

£120,000

MONOPOLY[®]

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1
PENLAN
TEARAGE

NO

2, Penlan Isaf

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2 Penlan Isaf is a delightful two-bedroom mid-terraced cottage offering a perfect blend of character and modern living. The property has been meticulously maintained and is beautifully presented, making it an ideal choice for those looking to move in without the need for any renovations and those who appreciate character in a contemporary home.

The cottage features an inviting open-plan living area that seamlessly combines the lounge, kitchen, and dining space. The warmth of the log-burning stove creates a cosy atmosphere, perfect for relaxing evenings. The well equipped kitchen has a traditional Belfast sink, adding to the cottage's character, while the beamed ceilings enhance its charm.

The property boasts two well-proportioned bedrooms with original stripped floorboards, providing ample space for rest and relaxation. There are great views of the mountain ranges, estuary and village from the upstairs window to the front. The first floor contemporary bathroom with separate toilet is conveniently located and additionally, the attic space offers extra storage.

To the rear, immediately outside is a part covered yard and across a pathway is a patio garden with large lean to shed, stone outhouse and great views

Situated within walking distance of the heart of this popular village, you will find a range of local amenities and excellent transport links, making it easy to explore the surrounding areas. This characterful cottage is a true gem, ready to welcome its new owners into a warm and inviting home.

- 2 BEDROOM BEAUTIFULLY PRESENTED - well maintained and move in ready
- CHARACTERFUL - log burner, beams, stripped floorboards
- CONTEMPORARY BATHROOM - shower and bath
- PRIVATE PATIO GARDEN - perfect for BBQ's, plus lean to and stone outhouse
- SPECTACULAR VIEWS - mountains, estuary and village
- POPULAR VILLAGE LOCATION - close to all amenities and transport links
- OPEN PLAN LOUNGE/KITCHEN/DINER - spacious and tastefully decorated
- LOFT STORAGE - additional storage space



Entrance Hall

A gated courtyard to the front leads to the entrance door opening to a hallway with archway to open plan lounge/kitchen/diner and stairs to first floor.

Lounge/Kitchen/Diner

18'5" x 10'5" (5.62 x 3.18)

A lovely light open area with beamed ceiling and large bay window to the front, recently installed log burner in stone fireplace on slate hearth with wooden mantle and alcove shelving and open plan to the kitchen.

There is ample room for a dining table and chairs.

The well equipped attractive kitchen has a range of wall and base units with Belfast sink, space and plumbing for washing machine, space for under counter fridge freezer, oven and ceramic hob, attractive tiling, wood effect laminate flooring and wooden shelving. A door opens to the part covered rear courtyard.

First Floor Landing

The landing benefits from stripped pine floor boards and hatch to the loft, accessed via a ladder, providing useful storage.

Bedroom 1

9'1" x 8'11" (2.78 x 2.73)

To the front with large bay window and superb estuary, mountain and village views and original stripped wooden floor.

Bedroom 2

9'1" x 8'11" (2.78 x 2.73)

To the rear with stripped wooden floor boards.

Bathroom

6'2" x 4'11" (1.88 x 1.52)

A contemporary bathroom with hand basin in vanity unit and bath with central taps and electric shower over. Part tiled walls, stripped wooden floor boards and obscure window.

Toilet

3'9" x 3'6" (1.15 x 1.07)

Separate WC (this room is a flying freehold)

Exterior

To the front is a small and gated courtyard. To the rear is a part covered yard and across a right of way is a sunny private elevated patio with lean too shed and small stone outhouse.

Additional Information

The property is connected to mains electricity, water and drainage. The toilet area is a flying freehold with the neighbouring property.

Article 4

The property has an Article 4 class of C3 - primary residential use.

Penrhyndeudraeth

Penrhyndeudraeth offers a range of local stores and eateries, doctors surgery, dental practice, chemist and primary school, with the popular Ffestiniog steam railway passing through. With excellent transport links to the neighbouring towns and local attractions including the Snowdonia National Park, Portmeirion and Porthmadog which lies approximately 3 miles distant offering a wider range of amenities, supermarkets and leisure facilities.







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Approximate Gross Internal Area
581 sq ft - 54 sq m

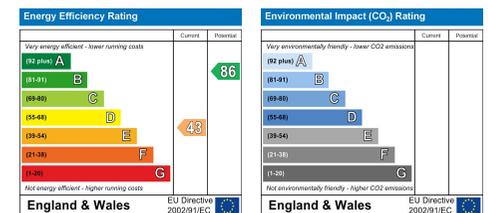


Not drawn to scale, for illustrative purposes only

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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