Tom Parry

Bodorwel , Penrhyndeudraeth, LL48 6RA

£175,950

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Resting on the edge of Eryri (Snowdonia) National Park in the picturesque village of Penrhyndeudraeth is this two-bedroom semi-detached quarryman's cottage, Bodorwel, a traditional Welsh stone-built home brimming with comfort and charm. The stylishly decorated quirky property features a cosy log-burning stove, period style kitchen and two generously sized bedrooms. It is unrivalled in its location, being next to the Ffestiniog steam railway. The seating area in the garden offers a brilliant vantage point of the trains passing by from late March to October.

The property itself is steeped in history, with part of the building enjoying a stone-built exterior and dating back to 1851.

Bodorwel is currently operated as a successful holiday let business and could be continued as such, however the property would also be ideal as a permanent residence.

GROUND FLOOR

ENTRANCE HALLWAY
1.0 x 1.86 (3'3" x 6'1")
Red quarry tiled flooring, wooden stable-style door to entrance

LOUNGE
4.65 x 3.79 (15'3" x 12'5")
Carpeted; recently installed log burning stove; uPVC window to front aspect; newly fitted electric radiator; understairs store cupboard.

KITCHEN
3.58 x 2.95 (11'8" x 9'8")
Tiled flooring, partially tiled walls, free standing period-style kitchen units and shelving; space for washing machine, electric cooker, 'fridge and freezer. uPVC windows to front and side aspects, uPVC door to rear.

FIRST FLOOR

LANDING
2.53 x 1.63 (8'3" x 5'4")
Carpeted, doors to shower room and bedrooms, airing cupboard with water tank

BEDROOM 1
2.93 x 3.59 (9'7" x 11'9")
Carpeted, uPVC windows to front and side aspects, recently installed wall-mounted electric radiator

BEDROOM 2
2.18 x 4.57 (7'1" x 14'11")
Carpeted, uPVC window to front aspect, recently installed wall-mounted electric radiator

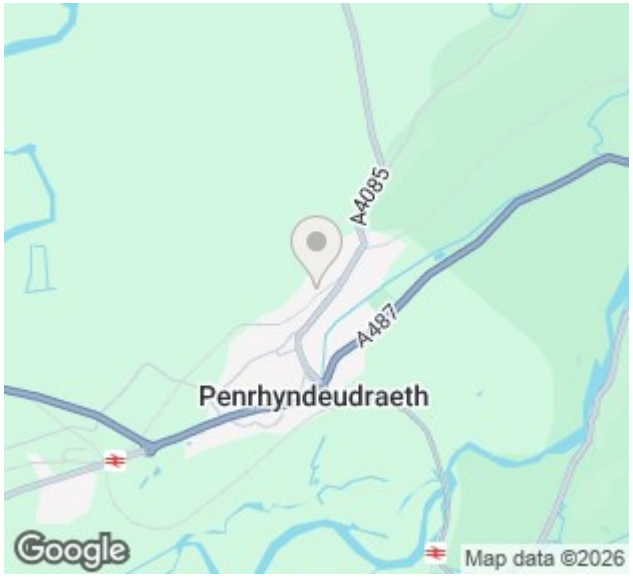
SHOWER ROOM
1.49 x 2.87 (4'10" x 9'4")
Linoleum flooring, white W/C and sink, corner shower unit with electric shower, extractor fan, uPVC window with modesty glass to rear aspect.

EXTERNAL
Roadside parking to the front of the property, well-maintaned garden to the side.
Stone built log-store, stone built shed with perspex roof.

MATERIAL INFORMATION
Stone built construction under slate roof
Currently use is as a holiday let, can be permanent residential
Tenure - Freehold.
Council tax - currently not applicable as small business rated

LOCATION
The large village of Penrhyndeudraeth boasts a selection of shops and a variety of restaurants, Post Office and a railway station which takes you along the Ffestiniog Railway. Just two miles away is the celebrated unique Italianate village of Portmeirion, which was the location of the TV show The Prisoner, and is surrounded by sandy beaches and captivating woodlands. The harbour town of Porthmadog is a little further along, where you can journey along the Ffestiniog Railway to the slate town of Blaenau Ffestiniog, "the town that roofed the world". To the north is the pretty village of Beddgelert, which is set around the Afon Glaslyn River and offers craft shops, pubs, tea rooms, restaurants, and an enchanting riverside walk, and it’s also located in the stunning Snowdonia National Park, from where you can spend hours admiring the beautiful scenery on foot or by bike. Penrhyndeudraeth is an ideal base for exploring the Llyn Peninsula, Snowdonia National Park and many other places in North Wales

SERVICES
Electric
Water and waste water



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LL48 6RA

Energy rating

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Valid until	Certificate number
8 May 2031	0390-2701-4050-2109-1285

Property type	Semi-detached house
Total floor area	64 square metres

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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