

# Tom Parry



**15 School Street, Penrhyndeudraeth, LL48 6AE**

**£130,000**

- Well presented mid-terrace property
  - Two double bedrooms
  - Garden to rear
- Modern fitted kitchen with underfloor heating
  - Log burning stove to living room
  - No onward chain



Tom Parry & Co are delighted to offer for sale this delightful mid-terrace house on the popular School Street in Penrhyndeudraeth. The property offers a perfect blend of comfort and modern living.

The heart of the home is undoubtedly the modern fitted kitchen, which boasts contemporary appliances, ample storage and underfloor heating, ensuring that cooking and entertaining are a pleasure.

Step outside to discover a lovely garden at the rear, providing a private outdoor space for relaxation or gardening enthusiasts. This garden is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

In summary, this two-bedroom mid-terrace house on School Street is a wonderful opportunity for anyone looking to settle in the picturesque surroundings of Penrhyndeudraeth or would make a good investment opportunity. With its modern features and inviting garden, it is sure to appeal to a variety of buyers. Don't miss the chance to make this charming property your new home.

**Our Ref: P1604**

#### **ACCOMMODATION**

All measurements are approximate

#### **GROUND FLOOR**

##### **Living Room**

with feature log burning stove set in stone inglenook; slate flagged floor; built in shelving and under stair store cupboard

##### **Kitchen**

with a range of modern 'Shaker' style fitted wall and base units; five ring 'Range' style gas oven and hob with extractor over; integrated under counter fridge and freezer; washing machine; under floor heating beneath slate flagstones; wall mounted 'Worcester' boiler providing gas central heating throughout; and door to garden

#### **FIRST FLOOR**

##### **Landing**

with loft access

##### **Bedroom 1**

with built in wardrobes; carpet flooring and radiator

##### **Bedroom 2**

with carpet flooring and radiator

##### **Bathroom**

with four piece suite including panelled bath; shower cubicle; pedestal wash basin and low level WC; heated towel rail

#### **EXTERNALLY**

The property occupies a roadside position at the front of the house. At the rear, there is a patio at the back of the house leading to an upper patio area with a timber shed with gate to the rear service lane.

#### **SERVICES**

All mains services

#### **MATERIAL INFORMATION**

Tenure: Freehold - no onward chain

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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