



# Tom Parry

104, Maes Y Garth, Penrhyndeudraeth, LL48 6EE

£225,000



## 104 Maes Y Garth, Penrhyndeudraeth, LL48 6EE

Tom Parry & Co are delighted to offer for sale this delightful link detached bungalow, nestled in a quiet cul-de-sac in the popular residential street of Maes Y Garth, Minffordd.

With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this property is the large back garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or simply soaking up the sun. Additionally, the property boasts a garage and a private driveway, providing parking for up to two vehicles, which is a significant advantage in this area.

With no onward chain, this home is ready for you to move in and make it your own without the hassle of waiting. This bungalow is a rare find and presents an excellent opportunity for those looking to settle in a picturesque part of Wales. Don't miss your chance to view this lovely property and envision your future in this delightful home.

**Our Ref: P1609**

### ACCOMMODATION

All measurements are approximate

#### Entrance Hallway

with airing cupboard housing hot water cylinder with immersion fitted; carpet flooring and electric storage heater

#### Living Room

with deep bay window to the front; carpet flooring; electric storage heater and archway to:

#### Dining Room

with sliding doors to the garden; hatch to kitchen and electric storage heater

#### Kitchen

with a range of fitted wall and base units; sink and drainer; integrated 'Neff' double oven' hatch to dining room; under counter washing machine and tumble drier; fridge freezer; tall larder cupboard and door to the rear

#### Bedroom 1

with built in storage and dressing table; carpet flooring and electric storage heater

#### Bedroom 2

with carpet flooring and electric storage heater

#### Bedroom 3

with carpet flooring and electric storage heater

#### Bathroom

with panelled bath with shower over; low level WC; pedestal wash basin and tiled floor and part tiled; electric storage heater

### EXTERNALLY

The property is accessed via a private driveway to the front of a link attached garage, which has light and power connected and a door at the rear to the

garden.

There is a lawned garden at the front of the house.

At the rear there is a patio at the back of the house and a large lawned garden leading to a further patio area.

### SERVICES

Mains electricity, drainage and water

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

No onward chain











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.

Floor plan Awaited

EPC Awaited

