



Tom Parry

5, Tyddyn Llwyn Terrace, Minffordd, LL48 6ED

£220,000

5 Tyddyn Llwyn Terrace, Minffordd, LL48 6ED

Tom Parry & Co are delighted to offer for sale this beautifully refurbished terraced property located in the much sought after village of Minffordd, a stones throw from the popular Italianate village of Portmeirion.

The vendors have renovated this property to a very high standard, with a fully integrated modern kitchen opening up via bifold doors onto the terraced patio with feature glazed balustrading. There is an open staircase from the living room leading to two good sized double bedrooms and a stunning bathroom with large walk in rain shower.

Early viewing is recommended.

Our Ref: P1478

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Living Room

Light and spacious living area with space for dining table; window to front and rear; tiled under floor heating; space under stairs for storage; spotlights; archway leading to kitchen;

Kitchen

Newly fitted kitchen with range of wall and base units; granite worktops with undermount sink; integrated appliances; AEG Fridge Freezer; Neff double oven, Neff induction hob; spacious built-in pantry; spotlights; tiled underfloor heating.

FIRST FLOOR

Bedroom 1

with space for double bed, window to rear, built in wardrobes and dressing table; high spacious ceiling; carpet flooring; spotlights; feature tall radiator

Bedroom 2

with space for double bed, window to front, built in wardrobes and dressing table; high spacious ceiling; carpet flooring; spotlights; radiator

Bathroom

with walk in shower with glass screen and rain shower; tiled flooring; heated towel rail; low level WC; LED mirror; extractor fan;

EXTERNALLY

The property occupies a roadside position at the front.

At the rear there are bi-fold doors from the kitchen opening onto a terraced rear patio area with raised patio enclosed with glass balustrading. The raised patio leads to a private parking area.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

Traditional Construction

Private Parking at Rear

Contents available by separate negotiation







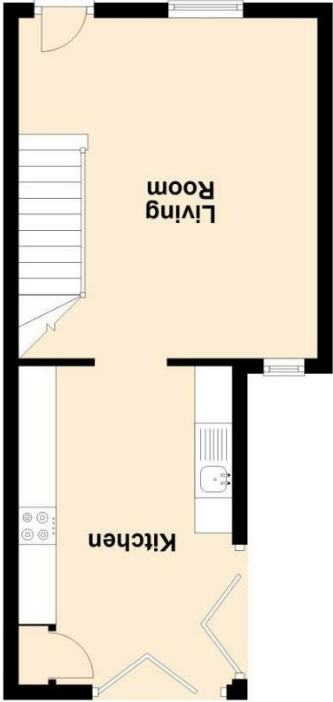
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.



First Floor



Ground Floor

