



# 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 through 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.

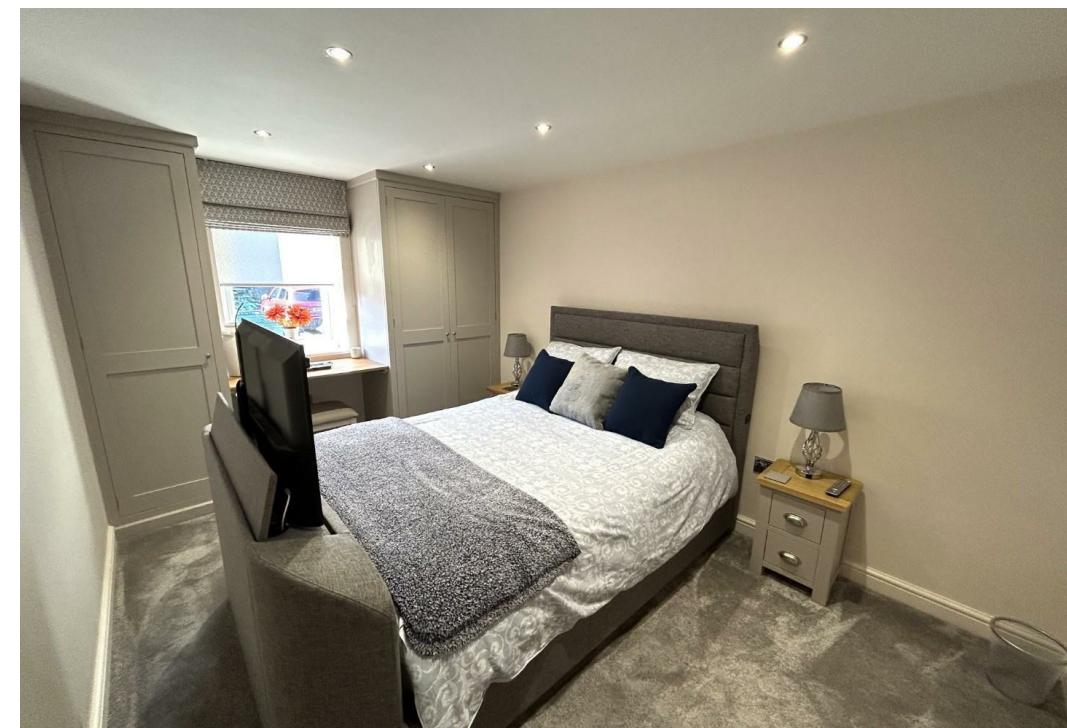
### SERVICES

Mains water, electricity and drainage

### MATERIAL INFORMATION

Tenure: Freehold  
Council Tax: Band B  
Traditional Construction  
Private Parking at Rear  
Contents available by separate negotiation

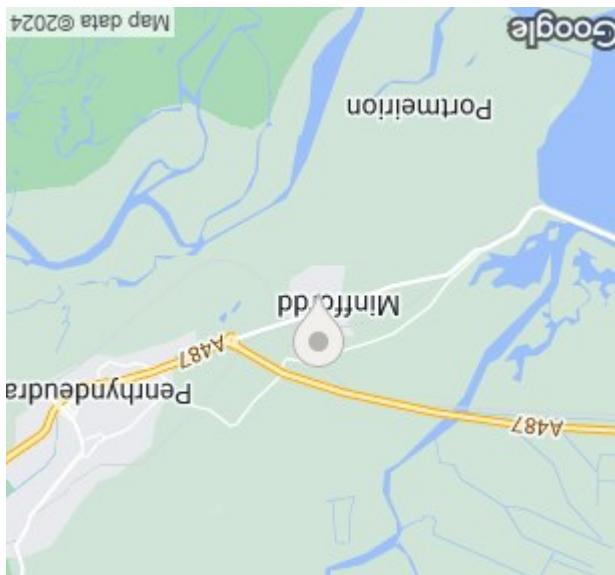
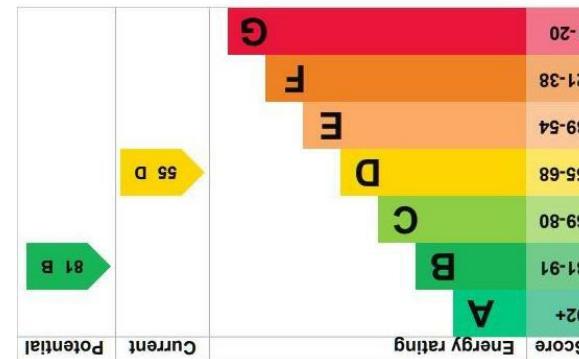






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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.



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