

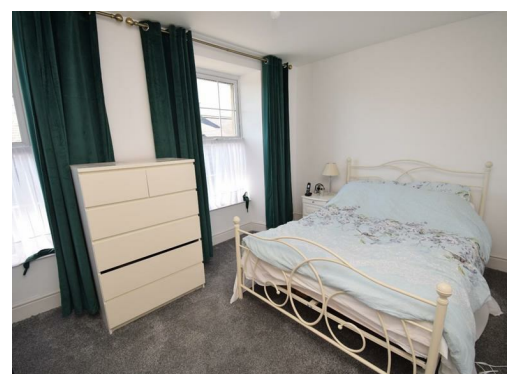
Tom Parry



25 Glanmorfa Terrace, Tremadog, LL49 9RW

£140,000

- Refurbished end of terrace cottage
 - Two bedrooms
 - Garden to the rear
- New kitchen and bathroom
- New heating throughout
 - No onward chain



Tom Parry & Co are delighted to offer for sale this refurbished end of terrace cottage, situated on the outskirts of the popular village of Tremadog.

The property has undergone refurbishment works, including a new solid wood kitchen, redecoration and new carpets throughout. The house boasts two spacious bedrooms, providing ample room for family or guests, and a thoughtfully designed bathroom that caters to your daily needs. The layout of the home is both practical and welcoming, making it an excellent choice for first-time buyers, small families, or those seeking a peaceful retreat. The vendor is leaving the property furnished, making it an ideal first home or buy to let property!

Tremadog is known for its picturesque surroundings and friendly community, offering a tranquil lifestyle while still being within easy reach of local amenities and a short walk from Tremadog town centre. This property presents a wonderful opportunity to enjoy the best of both worlds—comfort and accessibility.

Our Ref: P1588

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with modern electric radiator and new carpets

Living Room

with large picture window to the front; electric fire set in timber surround; new carpet flooring and modern electric radiator

Kitchen

with a range of fitted solid wood kitchen units; one and a half bowl stainless steel sink and drainer; washing machine; alcove larder storage area with space for fridge freezer and door to garden at the rear. Note all walls have been tanked and an additional land drain has been installed externally.

Bathroom

with panelled bath with shower over; low level WC and wash basin set within vanity unit; heated towel rail; tiled floor and built in airing cupboard housing hot water cylinder

FIRST FLOOR

Landing

with picture window enjoying views over the rear garden and mountains beyond and loft access

Bedroom 1

with two windows to the front, providing a light and airy room; carpet flooring and modern electric radiator

Bedroom 2

with window to rear overlooking garden and mountains beyond; carpet flooring and modern electric radiator

EXTERNALLY

The property is accessed via the pavement to the front, with public on road parking area adjacent.

At the rear there is a garden laid to lawn, with a brick shed at the rear and steps up to a further area at the rear of the garden.

There is a right of way to the side of the house over the fields.

SERVICES

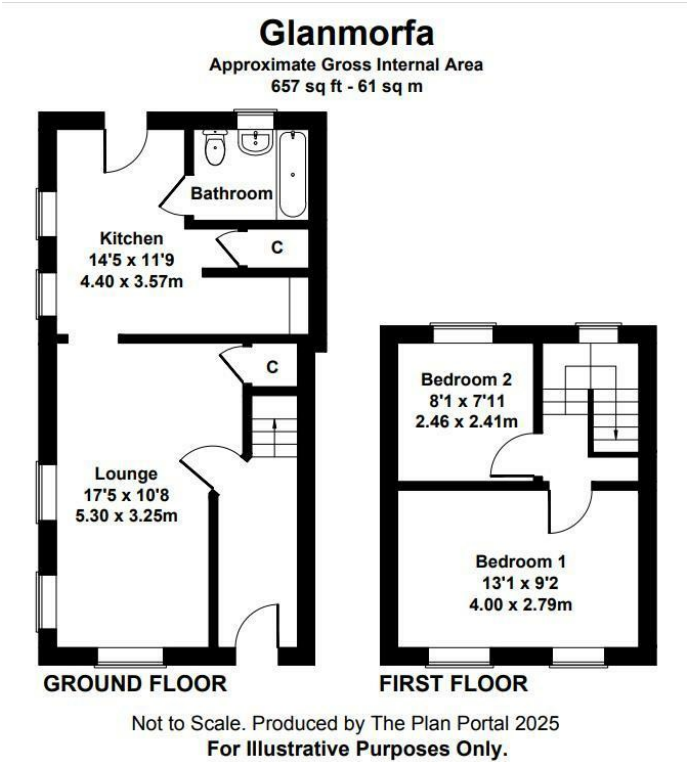
Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold - main residence.

Council Tax: Band C

Property is in probate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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.