

Tom Parry



4 Osmond Terrace, Penrhyndeudraeth, LL48 6PA

£150,000

- Fantastic mid terraced property
- Modern open plan living accommodation
 - Two good sized double bedrooms
 - Large garden to rear
 - Private parking to rear
- Walking distance to the centre of Penrhyndeudraeth and the local school



Tom Parry & Co are delighted to offer for sale this deceptively spacious two bedroomed terrace property, situated in the centre of the popular village of Penrhyndeudraeth.

The property has been finished to a good standard and boasts a light airy ground floor with open plan living and kitchen areas, as well as two good sized double bedrooms and a four piece bathroom suite to the first floor.

One of the standout features of this residence is the good-sized rear garden, providing an excellent outdoor space for relaxation, gardening, or entertaining guests. The property also benefits from parking for up to two vehicles at the rear of the house.

Situated close to a local school, this home is particularly appealing for families with children, offering easy access to education and community activities. With no onward chain, you can enjoy a smooth and straightforward purchasing process, allowing you to settle into your new home without delay. Early viewing is recommended.

Our Ref: P1581

ACCOMMODATION

GROUND FLOOR

Entrance Porch

with tiled flooring

Open Plan Living/Kitchen/Dining Area

with light and airy space created by dual aspect windows; tiled flooring throughout

Living Area

with log burner effect fire set in brick surround with timber mantle over and under stairs storage cupboards

Kitchen/Dining

separated by a peninsula island, the kitchen offers a range of fitted wall and base units with worktops over; integrated appliances including fridge/freezer, electric oven, gas hob with extractor over and slimline dishwasher; stainless steel sink and drainer; tall larder cupboard; space and plumbing for washing machine and space for a table and chairs

Rear Porch

with cloak storage and wall mounted 'Ideal' combi boiler

FIRST FLOOR

Landing

with loft access hatch

Bedroom 1

with window to the front; laminate flooring and radiator

Bedroom 2

with large picture window to the rear overlooking the garden and park beyond; laminate flooring and radiator

Bathroom

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

EXTERNALLY

The property benefits from a good sized rear garden with lower level seating area which steps up to a raised garden laid to concrete flag stones and a timber storage shed. There is a gate at the back of the house which accessed a private parking area, with space for two vehicles.

SERVICES

All mains services; underfloor heating to the ground floor and the bathroom

MATERIAL INFORMATION

Tenure: Freehold - classed as main residence

Council Tax - Band B

No onward chain

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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