



Tom Parry

Gwynfa, Minffordd Road, Penrhyndeudraeth, LL48 6AU

£185,000

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Gwynfa is an attractive detached bungalow conveniently situated with easy access to all the amenities the busy village of Penrhyndeudraeth has to offer. Located on the edge of Snowdonia National Park, the harbour town of Porthmadog, the Italianate village of Portmeirion and the Ffestiniog & West Highland narrow gauge railway are all within a few miles distance.

This 3 bedroomed property is an ideal family home with the additional benefit of off road parking for several vehicles and a detached garage. The rear garden is terraced and there is a patio area offering adequate space for outdoor dining and entertaining.

Ref: P1297

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Porch

with laminate flooring

Living Room

with laminate flooring; gas fire set in decorative surround; bay window to front; radiator

Kitchen

with range of fitted wall and base units; integrated electric oven; gas hob with extractor over; space and plumbing for washing machine; space and plumbing for dishwasher; stainless steel sink and drainer unit; radiator; tile effect laminate flooring; door to rear

Bedroom 1

with carpet flooring; bay window to front, radiator

Bathroom

spacious bathroom with raised corner bath; low level WC; shower cubicle; wash hand basin set in vanity unit; built-in storage; radiator

Hallway

with laminate flooring and built-in storage

FIRST FLOOR

Bedroom 2

with feature sloping ceiling; laminate flooring; eaves storage

Bedroom 3

with carpet flooring; built-in storage; feature sloping ceiling

EXTERNALLY

The property is accessed via a private driveway with

parking for several cars. The drive leads to the front of a detached garage with light and power connected.

There is a small garden to the front of the house leading to the front door.

At the rear the garden is terraced, with the lower level patio area laid to concrete flagstones with a seating area and 3 sheds.

There are then steps up to lawned garden with Summer House with light and power connected.

SERVICES

All mains services





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

