

# Tom Parry



## 1 Factory Place, Tremadog, LL49 9RE

**£139,950**

- **\*\*Sale price reduced for quick sale\*\***
- Fantastic 2 bedroomed property
  - Ideal starter home
- Short distance from schools and village amenities
  - Private rear garden
  - Brand new boiler





Tom Parry & Co are delighted to offer for sale this fantastic two bedroomed property, nestled in the charming village of Tremadog. The property has a fantastic lounge/diner with feature staircase and brick fireplaces leading to a well equipped kitchen on the ground floor and two bedrooms and a bathroom to the first floor.

One of the standout features of this property is the private garden at the rear. The garden is a rare find in such a central location, providing a perfect escape from the hustle and bustle of daily life. Conveniently situated within walking distance of local schools and amenities, this home ensures that all your daily needs are easily accessible. Whether you are looking to explore the local shops, enjoy a leisurely stroll, or engage with the community, Tremadog has much to offer.

Our Ref: P1559

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

with generous storage area

Lounge/Diner

with feature brick fireplaces with electric log burner effect fire; feature exposed beams; feature open staircase and wood flooring

Kitchen

with a range of fitted wall and base units with worktops over; stainless steel sink and drainer; quarry tiled floors; integrated electric oven with electric hob over; brand new wall mounted "iMini" Boiler, including facilities for mobile phone controls; space for under counter fridge and door to rear garden

FIRST FLOOR

Landing

with loft access and radiator

Bedroom 1

with built in storage around bed; window to front; carpet and radiator

Bedroom 2

with window to rear; carpet and radiator

Bathroom

with shower cubicle; low level WC; pedestal wash basin and heated towel rail

EXTERNALLY

The property has the benefit of a private garden to the rear, laid to paving stones with a detached storage shed.

SERVICES

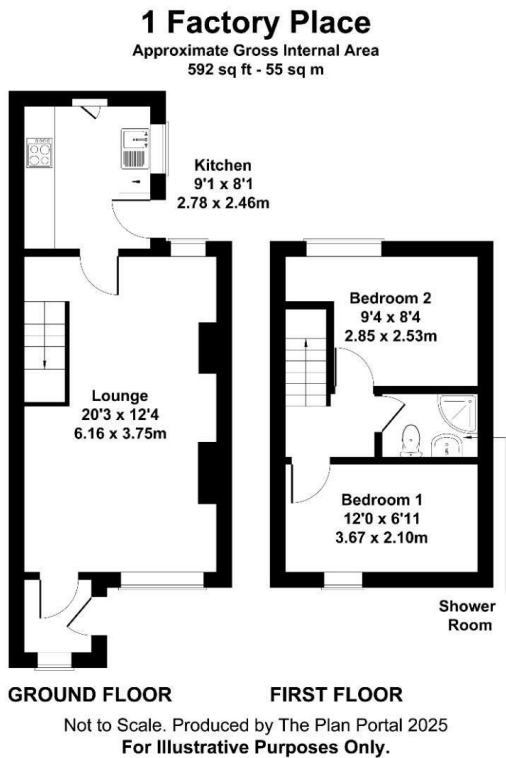
All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C

Currently used as a permanent residence.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 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.