



**Tom Parry**

2 Garth Cottages, Minffordd, Penrhyndeudraeth, LL48 6HN

**£167,000**

## 2 Garth Cottages Minffordd, Penrhyndeudraeth, LL48 6HN

Tom Parry & Co are delighted to offer for sale this deceptively spacious cottage, nestled in the charming village of Minffordd, Penrhyndeudraeth. The property features two well-proportioned reception rooms, ideal for both relaxation and entertaining guests as well as a kitchen and utility room. The two bedrooms provide a peaceful retreat, making it an excellent choice for small families or couples seeking a tranquil living space. The rear garden is well maintained and provides a fantastic area to relaxing in the beautiful surroundings.

The surrounding area boasts stunning scenery, with the beautiful landscapes of Snowdonia National Park just a stone's throw away, offering ample opportunities for outdoor activities and exploration. The Italianate Village of Portmeirion is also just a short walk away.

This property presents a wonderful opportunity for anyone looking to settle in a picturesque part of North Wales. Whether you are a first-time buyer or seeking a peaceful retreat, this house in Minffordd is sure to impress. Don't miss the chance to make this lovely home your own.

**Our Ref: P1614**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Porch

#### Living Room

with electric log burner effect fire set in timber surround; under stair storage; feature exposed beams; carpet flooring and modern storage heater

#### Dining Room

with French doors onto rear patio; wood effect flooring and modern storage heater

#### Rear Porch

with tiled floor

#### Kitchen

with a range of fitted base units with worktop over; integrated electric oven and hob; stainless steel sink and drainer; modern storage heater and tiled floor

#### Utility

with space and plumbing for washing machine; space for larder style fridge freezer and base unit with worktop over

### FIRST FLOOR

#### Landing

with modern storage heater and access to loft

#### Bedroom 1 (Rear)

with dual aspect windows; old cast iron feature fireplace; carpet flooring and modern storage heater

#### Bedroom 2 (Front)

with window to the front; carpet flooring and modern storage heater

#### Bathroom

with accessible shower; low level WC; pedestal wash basin; built in airing cupboard with hot water cylinder and heated towel rail

#### EXTERNALLY

The property has gated access to the front and the side, with a small garden at the front of the house.

The side gate leads down a path to the rear garden which boasts a spacious patio area, leading to a lawned garden with gravelled rockery to the side and stone storage shed at the rear. The garden has an array of mature trees and shrubs.

#### SERVICES

Mains water, electricity and drainage

#### MATERIAL INFORMATION

Council Tax: Band B

Tenure: Freehold - no onward chain





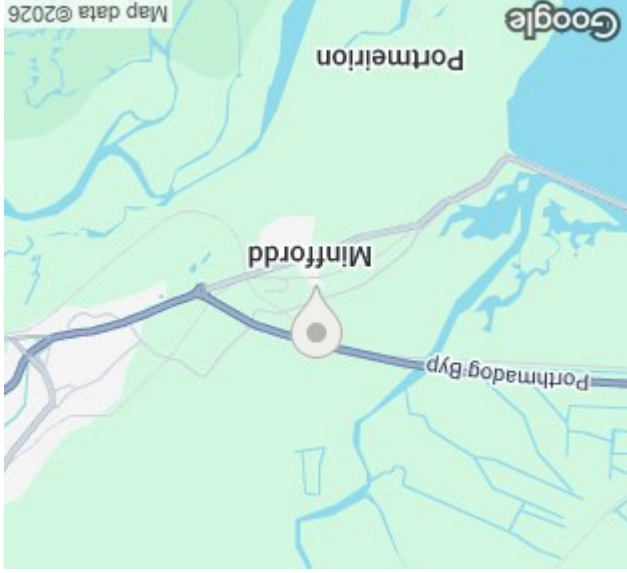


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability.

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

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



Floor plan Awaited