



Tom Parry

Encil, Penrhyndeudraeth, LL48 6EH

£259,950

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Tom Parry & Co are delighted to offer for sale this charming dormer bungalow, situated a short walk from the Italianate Village of Portmeirion, in Minffordd.

The main entrance hall of 'Encil' really makes this house something special, with the double height windows giving a light and airy feel. There are two reception rooms, a kitchen, store room, bedroom and WC to the ground floor and two good sized bedrooms and a bathroom to the first floor as well as a good size garden with views over the rolling countryside to the rear.

'Encil' requires modernisation and is of non-standard construction which is reflected in the price. This property really needs to be seen to be fully appreciated.

Our Ref: P1470

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hall

with double storey high level windows with views over the countryside; under stairs storage; night storage heater; carpet flooring

Kitchen

with tiled and panelled walls; two windows with views over looking the garden; a range of wall and base units, stainless steel sink and drawer; carpet flooring

Rear Porch

with large storage room and door to rear garden

Living Room

with open fire set in slate surround; bay window with secondary glazing and views overlooking the countryside; carpet flooring

Doors to:

Dining Room

with doors to garden; electric panel heater; carpet flooring

Bedroom 3

with built in storage; window overlooking garden with countryside views

WC

with low level WC and wash hand basin

FIRST FLOOR

Landing

with galley view to hallway; built in airing cupboard; electric panel heater; carpet flooring

Bedroom 1

with built in wardrobe; electric panel heater; carpet flooring

Bedroom 2

with built in storage; eaves storage; night storage heater; carpet flooring; countryside views

Bathroom

with coloured suite including panelled bath; pedestal wash hand basin; low level WC; access to loft

EXTERNALLY

The property is accessed via a private gated driveway leading to an attached garage.

There are gardens to the sides with mature shrubs and plants and far reaching views and there is a storage shed to the rear.

SERVICES

Mains water, drainage and electricity

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band E

NOTE: This property is of non-standard construction, being precast concrete panel walls. This can limit the availability of some mortgages and advice should be sought from a mortgage broker on this matter.







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

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.

EPC Awaited



Floor plan Awaited