

# Tom Parry



**1 Fron Heulog, Penrhyndeudraeth, LL48 6DB**

**£125,000**

- Charming end of terrace cottage
- Stunning views to rear
- Living accommodation over three floors
  - Two bedrooms
  - Tastefully decorated
  - Garden to rear



Tom Parry & Co are delighted to offer for sale this end of terrace stone cottage, arranged over three floors and commanding stunning views towards the estuary and the Moelwynion Mountains at the rear.

1 Fron Heulog has been tastefully decorated to provide a kitchen diner to the lower ground floor, living room to the ground floor and two bedrooms and a bathroom to the first floor. At the rear there is a tiered garden with a patio leading from the kitchen which steps down onto a lawned garden.

This could make a fantastic home and early viewing is recommended.

**Our Ref: P1429**

#### ACCOMMODATION

All measurements are approximate

#### LOWER GROUND FLOOR

##### Kitchen/Diner

with a range of built in modern wall and base units with worktop over; space and plumbing for washing machine and dishwasher; built in electric oven and hob; space for fridge freezer; space for table and chairs and door to rear porch

##### Rear Porch

Spacious porch with door to rear patio

#### GROUND FLOOR

##### Entrance Porch

with quarry tiled floor

##### Living Room

with dual aspect windows enjoying far reaching views at the rear; stripped wooden floor boards; vintage heater with timber surround and electric storage heater

#### FIRST FLOOR

##### Landing

with stripped wooden floorboards; loft access and night storage heater

#### Bedroom 1

with stripped wooden floorboards and feature sloping ceilings

#### Bedroom 2

with stripped floorboards and stunning views to the rear

#### Bathroom

with large shower cubicle; low level WC; pedestal wash basin; tiled walls and floor and built in cupboard

#### EXTERNALLY

The rear porch opens up onto a raised patio area with outdoor storage shed.

The patio then steps down to a lawned garden with a range of mature shrubs and trees.

#### SERVICES

Mains water, electrics and drainage

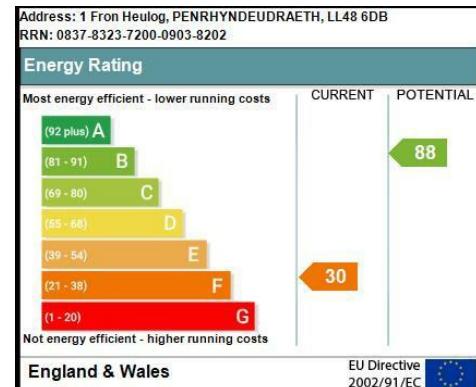
#### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.



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.

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