Tom Parry



18 Adwy Ddu Estate, Penrhyndeudraeth, LL48 6AP

£165,000

- · Fantastic family home
 - Three bedrooms
- Modern kitchen/diner
- · Large driveway and garden
- · Ancillary storage space and workshop at rear
- · Within walking distance of shops and amenities







Tom Parry & Co are delighted to offer for sale this fantastic family home, situated on the popular residential estate, Adwy Ddu, in Penrhyndeudraeth. This delightful house presents an excellent opportunity for families seeking a comfortable and spacious home. Spanning an impressive 1,076 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

With three well-proportioned bedrooms, there is ample space for family members or guests, ensuring everyone has their own private retreat. One of the standout features of this property is the generous garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Additionally, the property provides parking for up to three vehicles, a valuable asset in today's busy world.

This fantastic family home is not only well-suited for modern living but also benefits from its picturesque surroundings, making it an ideal choice for those looking to settle in a tranquil yet accessible location. Whether you are a first-time buyer or seeking a new family abode, this property is sure to impress.

Our Ref: P1561

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Hallway

with quarry tiled floor, window to the side and modern electric radiator

Living Room

with electric log burner effect fire; large window to the front; carpet flooring and modern electric radiator

Kitchen/Diner

with a range of modern fitted kitchen wall and base units; integrated electric oven and hob with extractor over; breakfast bar; stainless steel sink and drainer; larder storage alcove; space and plumbing for washing machine; space for fridge freezer; dual aspect windows; carpet flooring and modern electric radiator

Ancillary Buildings to Rear

including separate WC; store cupboard and workshop with light and power connected and door to yard and garden

FIRST FLOOR

Landing

with loft access and fitted airing cupboard housing hot water tank with immersion fitted

Bedroom 1

with fitted wardrobes and fitted cupboard; window to front; carpet flooring and modern electric radiator

Bedroom 2

with built in wardrobe; carpet flooring and modern electric radiator

Bedroom 3

with built in wardrobe; carpet flooring and modern electric radiator

Rathroom

with panelled bath with shower over; WC & wash basin set in vanity; modern tiled walls and heated towel rail

EXTERNALLY

The front of the house features a large driveway with parking for three cars.

The entrance is at the side of the house, which leads to a well established garden at a lower level, with a range of mature shrubs and trees. At the rear there is also a small yard area, accessed from the ancillary buildings at the back of the house.

SERVICES

Mains electricity, drainage and water.

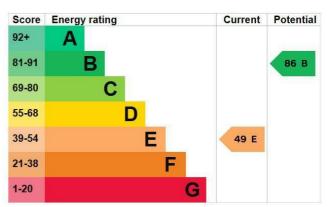
Photovoltaic panels to roof, feed into grid and electricity supply for house. Buyer would need to fit feed-in meter.

MATERIAL INFORMATION

Tenure: Freehold - main residence

Council Tax: Band B







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.







