



**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

**Bathroom**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 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.



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