



# Tom Parry

Bryn Coed, Penrhyndeudraeth, LL48 6NB

£350,000



## Bryn Coed , Penrhyndeudraeth, LL48 6NB

**\*INCLUDES PLOTS WITH PLANNING PERMISSION FOR TWO FURTHER PROPERTIES\***

A spacious detached bungalow occupying an excellent elevated location and enjoying a far reaching outlook over the Merioneth mountains situated on the fringe of Penrhyndeudraeth.

Standing in its own large mature grounds it is approached by ascending a tarmacadam driveway onto a large gravelled parking area. The garage/workshop is located on the lower ground floor with steps leading up to the bungalow. The bungalow has four bedrooms and access to a large attic area that has been fully boarded. Subject to the requisite statutory consents there is potential for extending the living accommodation into this space due to its size and generous head height.

Full planning permission has been granted on part of the grounds for the erection of a detached house and a detached bungalow on two separate plots - full details available on request from Tom Parry & Co. The property is offered for sale with the benefit of these plots which do not have any Section 106 restrictions associated with their planning permission - which provides a rare opportunity to develop further property without the restrictions imposed by the local authority in terms of ownership and value.

**Our Ref: P1576**

### Entrance Porch/Conservatory

enjoying far reaching views

### Kitchen/Diner

with a range of fitted wall and base units with worktops over; black composite one and a half bowl sink and drainer; integrated four ring gas hob and two electric ovens; provision for plumbed in dishwasher; radiator; wall mounted "Worcester" combi boiler (for heating domestic hot water and radiators) and a dual aspect to enjoy the views

### Hallway

with radiator, cupboard and loft access

### Living Room

with multi fuel stove set on a raised hearth; picture window enjoying far reaching views towards the Merioneth foothills; radiator and double glazed French doors opening onto balcony

### Master Bedroom

with built in wardrobes and radiator

### En-Suite Shower Room

with shower cubicle; vanity unit; low level WC and heated towel rail

### Bedroom 2

with radiator

### Bedroom 3

with radiator and built in storage

### Bedroom 4

with radiator and enjoying excellent views

### Bathroom

with panelled bath; pedestal wash hand basin; low level WC; shower cubicle; radiator and tiled floor

### Attic Space

Fully boarded attic space with lighting. 12.29m x 4.21m (length by width to eaves supporting timbers) with head height of 3.13m to ridge down to 1.47m at eaves support. Scope for providing additional living space.

### EXTERNALLY

The property is accessed via an ascending tarmacadam driveway leading to a gravelled parking area. There are pathways around the property and terraced gardens with mature flowering shrubbery and trees.

There is a large garage/workshop on the lower ground floor measuring 12.23m x 3.06m; with storage space for two cars; a range of fitted wall and base units with worktop over and light and power connections. Separate WC and "outdoor" shower accessed off the garage/workshop. Additional room beneath the property with feature of exposed bedrock beneath. There is also a utility room beneath the conservatory with space and plumbing for washing machine and tumble drier and fitted 'Belfast' sink.

The grounds are sizeable with planning permission for two further properties (full details available on request)

### SERVICES

All mains services and roof mounted solar panels (revenue details available on request). Boiler was fitted in April 2019.

### MATERIAL INFORMATION

Tenure: Freehold - main residence

Council Tax: Band D











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.

