



# Tom Parry

7 Cae Eithin Estate, Penrhyndeudraeth, LL48 6EL

£300,000



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Tom Parry & Co are delighted to offer for sale this fantastic detached bungalow, occupying an elevated position in the popular village of Minffordd, Penrhyndeudraeth. 'Garreg Wen' offers a perfect blend of modern living and picturesque surroundings. With three well-proportioned bedrooms, including one en-suite, this property is ideal for families or those seeking extra space. The two bathrooms provide convenience and comfort, ensuring that morning routines run smoothly.

As you enter, you are welcomed by a spacious living room, featuring a stunning picture window that frames far-reaching views of the beautiful landscape beyond. The large modern kitchen is a chef's dream, equipped with ample storage and workspace, making it an ideal setting for culinary creations. Adjacent to the kitchen, the utility room adds practicality to daily life, providing additional space for laundry and storage.

The private driveway and the detached garage add an extra level of convenience aside a good sized rear garden. This property would make a fantastic family home and early viewing is recommended.

**Our Ref: P1591**

### ACCOMMODATION

All measurements are approximate

#### Porch

with tiled floor and radiator

#### Living Room

with large picture window to the front; radiator; inset electric real flame fire; carpet flooring and archway through to:

#### Dining Area

with 'French' doors onto patio; built in wall and base units with marble effect worktop and two integrated warming drawers; tiled flooring and tall modern radiator

#### Kitchen

with range of fitted, modern high gloss worktop units and granite effect worktops; integrated larder fridge; range of pull out larder cupboards; integrated dishwasher; two integrated 'Neff' ovens; 'Neff' induction hob with modern extractor fan over; peninsula unit with breakfast bar with fitted cupboards; two pull out corner cupboards; tiled flooring and door to garden

#### Utility

with a range of fitted storage cupboards; space and plumbing for washing machine and tumble dryer; ceramic sink and drainer

#### Inner Hallway

with drop down hatch to attic

#### Bedroom 1

with built in wardrobes and bedside tables; carpet flooring and radiator

#### En-Suite Shower

with shower cubicle; wall hung wash basin and WC

#### Bedroom 2

with built in wardrobes, drawers and bedside tables; carpet flooring and radiator

#### Bedroom 3

with carpet flooring and radiator

#### Family Bathroom

with panelled bath; shower cubicle with remote controlled shower; WC and wash basin set within vanity units; heated towel rail and tiled flooring

### EXTERNALLY

The property is accessed via a private drive to the side of the house, in front of a detached garage with electric roller shutter and side access door.

The garden to the front is laid to brick paviours with a range of mature shrubs.

The garden at the rear has a patio at the back of the house which extends to the side of the garage, with a lawn at the rear and a range of mature shrubs, plants and trees.

### SERVICES

Mains water, electricity and drainage

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band TBC











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.

Floor plan Awaited

EPC Awaited

