



Station House , Penrhyndeudraeth, LL48 6LL

Auction Guide £65,000

- *FOR SALE BY MODERN METHOD OF AUCTION*
- Three bedroomed detached house
 - Renovation project
- Stunning estuary views to the front
 - Two reception rooms
- Within walking distance of the village



Our Ref: P1534

SUMMARY

Tom Parry & Co are delighted to offer for sale this detached property situated aside the station in the popular village of Penrhyndeudraeth. This property offers spectacular open views across the estuary whilst offering an opportunity to put your own stamp on this renovation project!

The property has two reception rooms and a kitchen to the ground floor and three bedrooms and a bathroom to the first floor. It has the benefit of a garden to the side.

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with under stair storage and door to porch at the front of the property

Porch

with opening to the station side

Kitchen

with stainless steel sink and drainer set on worktop; brick built shelving; slate flooring; far reaching estuary views; wall mounted 'Worcester' boiler and radiator

Dining Room

with large brick fireplace; dual aspect windows; carpet and radiator

Living Room

with large bay window to the front enjoying fantastic estuary views; log burning stove set in brick fireplace; built in shelving; stripped floor boards and radiator

FIRST FLOOR

Landing

with carpet and radiator

Bedroom 1

with far reaching estuary views; access to loft; built in cupboard; carpet and radiator

Bedroom 2

with wood flooring and radiator

Bedroom 3

with carpet and radiator

Bathroom

with panelled bath; low level WC; pedestal wash basin and dual aspect windows

EXTERNALLY

The property benefits from a garden to the side laid to lawn and covered shed storage area.

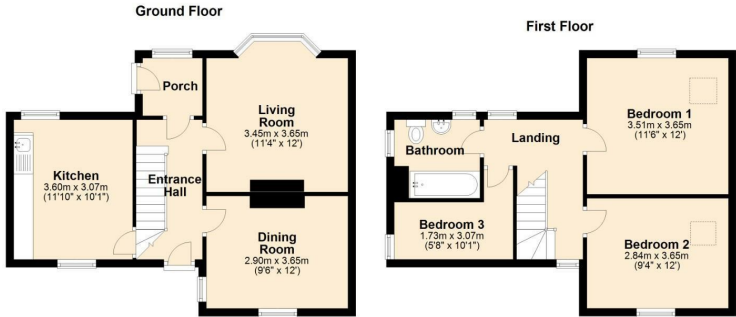
SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 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.

