

# Tom Parry



**Clogwyn View , Penrhyndeudraeth, LL48 6RW**

**£115,000**

- Two bedrooms
- Off road parking/patio area to the front
  - Quiet location
- Within walking distance of the town
- Fitted kitchen with pantry/understair store



Tom Parry & Co are delighted to offer for sale this fantastic two bedroom mid-terrace property, on the outskirts of the popular town of Penrhyneddraeth. 'Clogwyn View' offers a fantastic open plan living/kitchen area to the ground floor and two bedrooms and a family bathroom to the first floor.

One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this picturesque area. The space is currently used as an off road parking area but has the versatility to also be used as a small patio area. Additionally, the property is offered with no onward chain, allowing for a smooth and straightforward purchasing process.

With its prime location, this house is not only a lovely home but also a gateway to the stunning landscapes and attractions that North Wales has to offer. Do not miss the opportunity to view this delightful home in Penrhyneddraeth.

**Our Ref: P1601**

**ACCOMMODATION**

All measurements are approximate

**GROUND FLOOR**

**Entrance Porch**

with door to side and glazing to either side

**Open Plan Living/Kitchen Area**

**Kitchen**

with a range of fitted wall and base units; freestanding double electric oven with extractor fan over; tile effect laminate flooring; one and a half bowl stainless steel sink and drainer; space and plumbing for washing machine; radiator and understair store/pantry

**Living Room**

with open fireplace (currently disused) and laminate flooring

**FIRST FLOOR**

**Landing**

with window to the rear and loft access

**Bedroom 1**

with window to the front; carpet flooring and radiator

**Bedroom 2**

with window to the front; carpet flooring and radiator

**Bathroom**

with panelled bath; low level WC; wash basin; airing cupboard housing hot water tank and roof light

**EXTERNALLY**

There is a small patio area to the side of the entrance porch at the front of the house.

On the opposite side of the road, there is a paved patio area which has been used as an off road parking area.

**SERVICES**

Mains water, electricity and drainage

**MATERIAL INFORMATION**

Tenure: Freehold

Council Tax: Band A

Property is going through Probate.

**Floor Plan Awaited** **EPC Awaited**



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.



**Tom Parry**

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