

Tom Parry



9 Glanmorfa Terrace, Tremadog, LL49 9RW

£159,000

- Three bedroomed mid terrace property
 - Good sized garden to the rear
 - Fantastic views to Moel Y Gest
 - Large kitchen
 - No onward chain
 - Some modernisation required



Tom Parry & Co are delighted to offer for sale this mid terraced three bedroom property, situated on the outskirts of the popular village of Tremadog.

The property enjoys stunning countryside views to the rear, with a fantastic outlook over fields towards Moel Y Gest. Internally the accommodation comprises a living room and good sized kitchen to the ground floor and three bedrooms and a bathroom to the first floor. The garden at the rear has been laid to tiered patio paving and is a fantastic size - ideal for a growing family!

The property would benefit from some modernisation but this is mainly cosmetic, providing a blank canvas for your new home! Early viewing is recommended.

Our Ref: P1568

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

with carpet flooring

Living Room

with dual aspect windows; (disused) open fireplace with mock stone surround and terrazzo hearth; alcove storage; under stairs storage cupboard; night storage heater and carpet flooring

Kitchen

with picture window at the rear enjoying fantastic views towards Moel Y Gest; a range of fitted wall and base units; space and plumbing for washing machine and tumble dryer; space for free standing oven with fitted extractor fan over; space for under counter fridge; night storage heater and door to garden

FIRST FLOOR

Landing

with access to loft; airing cupboard housing hot water cylinder with immersion fitted; night storage heater

Bedroom 1

with window to front; fitted wardrobes and carpet

Bedroom 2

with window to rear and carpet flooring

Bedroom 3

with picture window to rear enjoying views to Moel Y Gest and carpet flooring

Bathroom

with large shower cubicle with glass screen; low level WC and washbasin set in vanity unit; heated towel rail

EXTERNALLY

The property has gated access to a small patio to the front of the house.

At the rear the there is a tiered garden laid to patio, enjoying stunning countryside and mountain views to the rear. There is an access gate at the back of the garden onto a pathway and also a brick built storage shed.

Parking for the property is on the road, to the front of the house.

SERVICES

Mains water, electricity and drainage.

Night storage heaters and hot water tank with immersion fitted.

MATERIAL INFORMATION

Tenure: Freehold

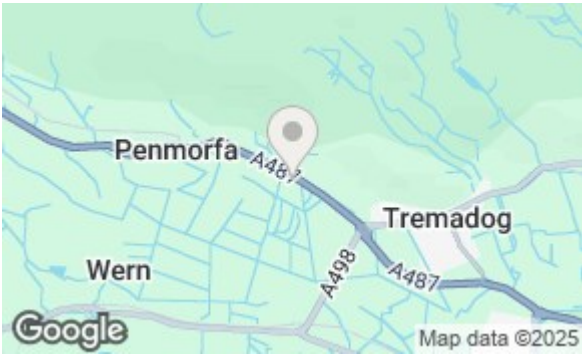
Council Tax: Band B

No onward chain.

Note: The property suffered from some historic subsidence to an old 1960's extension at the rear. This was taken down and rebuilt in the early 1990's, with new piled foundations being installed to support the new extension.

Energy performance certificate (EPC)

9 Glanmorfa Terrace Tremadog PORTHMADOG LL49 9RW	Energy rating D	Valid until:	13 August 2035
		Certificate number:	6300-0693-0222-8572-3353
Property type		Mid-terrace house	
Total floor area		65 square metres	



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.

