



Tom Parry

32, Tan Y Foel, Borth-Y-Gest, LL49 9UE

£210,000

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Tom Parry & Co are delighted to offer for sale this mid terraced property with no onward chain, situated on the popular estate of Tan-Y-Foel in the much sought after seaside town of Borth Y Gest.

The property comprises a kitchen/breakfast room and living room to the ground floor, and three bedrooms and a bathroom to the first floor. The living room opens onto a paved patio area, which steps down to a terraced garden overlooking the green at the rear. This particular property also has the benefit of a private pathway leading down to the front garden, away from the main road.

With the promenade and local amenities just a stones throw away, this property would make a fantastic starter or family home and early viewing is recommended.

Our Ref: P1586

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with carpet flooring; radiator; access to downstairs WC

WC

with vinyl flooring; low level WC and wash basin.

Kitchen/Breakfast Room

with vinyl flooring; radiator; a range of fitted wall and base units with worktop over; integrated oven with gas hob and extractor fan over; space for free standing fridge/freezer; space for free standing dishwasher; single bowl stainless steel sink and drainer; part tiled walls; space for dining table

Living Room

with laminate flooring; radiator; glass panelled French doors opening into conservatory area; under stair storage

FIRST FLOOR

Landing

with built in airing cupboard & storage cupboards; access to the loft

Bedroom 1

with carpet flooring; built in wardrobe; and radiator

Bedroom 2

with carpet flooring; built in wardrobe; and radiator

Bedroom 3

with carpet flooring; built in wardrobe; and radiator

Bathroom

with corner bath with shower over; pedestal wash basis; low level WC and heated towel rail

EXTERNALLY

The property is accessed via private pathway leading to the front garden area. The front patio area is slightly raised & consists of concrete slabs, and a range of mature shrubs & tree's.

At the rear, the property has a patio area coming off the conservatory laid with concrete slabs. There is also a sloping area of lawned grass and a border of mature shrubs and tree's, with dual aspect over the "communal" green.

The property has a designated parking bay to the end of the terrace.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

