



Tom Parry

Gwynfa, Penrhyndeudraeth, LL48 6BQ

£195,000

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Gwynfa is an attractive detached bungalow, pleasantly situated in the popular village of Llanfrothen, close to the village shop and with the harbour town of Porthmadog 5 miles distance. The property enjoys excellent open views to the front towards the Snowdonia Mountain range. Gwynfa is of pre-cast concrete section construction with rendered elevations under a slate roof and with the benefit of uPVC double glazing and oil fired central heating. The property has been recently refurbished including a new kitchen and carpets and redecoration throughout.

A notable feature of the property is the spacious gardens which surround the bungalow, together with ample parking.

Our Ref: P1254

Entrance hallway

with radiator, uPVC double glazed front door with side panel

Lounge

with fireplace and electric fire, over-mantle, slate hearth and side plinths, 2 radiators, dual aspect giving views towards the mountains

Kitchen/Diner

with a range of new modern white fitted base units with worktop over; stainless steel sink and drainer; integrated electric "Bush" oven with hob over; part tiled walls; built-in larder cupboard with shelving, built-in airing cupboard with radiator and radiator

Rear Porch

with uPVC double glazed door

Utility Room

with Worcester oil fired boiler (heating domestic hot water and radiators), fitted worktop and shelving, provision for plumbed in washing machine and tumble dryer

Bedroom 1

with radiator and views to the front towards the Snowdonia Mountains

Bedroom 2

with radiator and enjoying views to the front

Shower Room

with shower compartment, 'Mira' shower, pedestal wash hand basin, low level w.c., bidet, radiator, fully tiled walls, bathroom cabinet, strip light and shaver point

Cloakroom

with low level w.c., wash basin, heated towel rail

Outside

Good sized garden area to the front and rear laid to lawn with mature shrubs. Oil storage tank. Store shed (with light & power connected). Gated entrance and tarmacadamed parking area. Concrete paths. Outside water tap.

Services

Mains water, electricity and drainage. Oil fired central heating system.



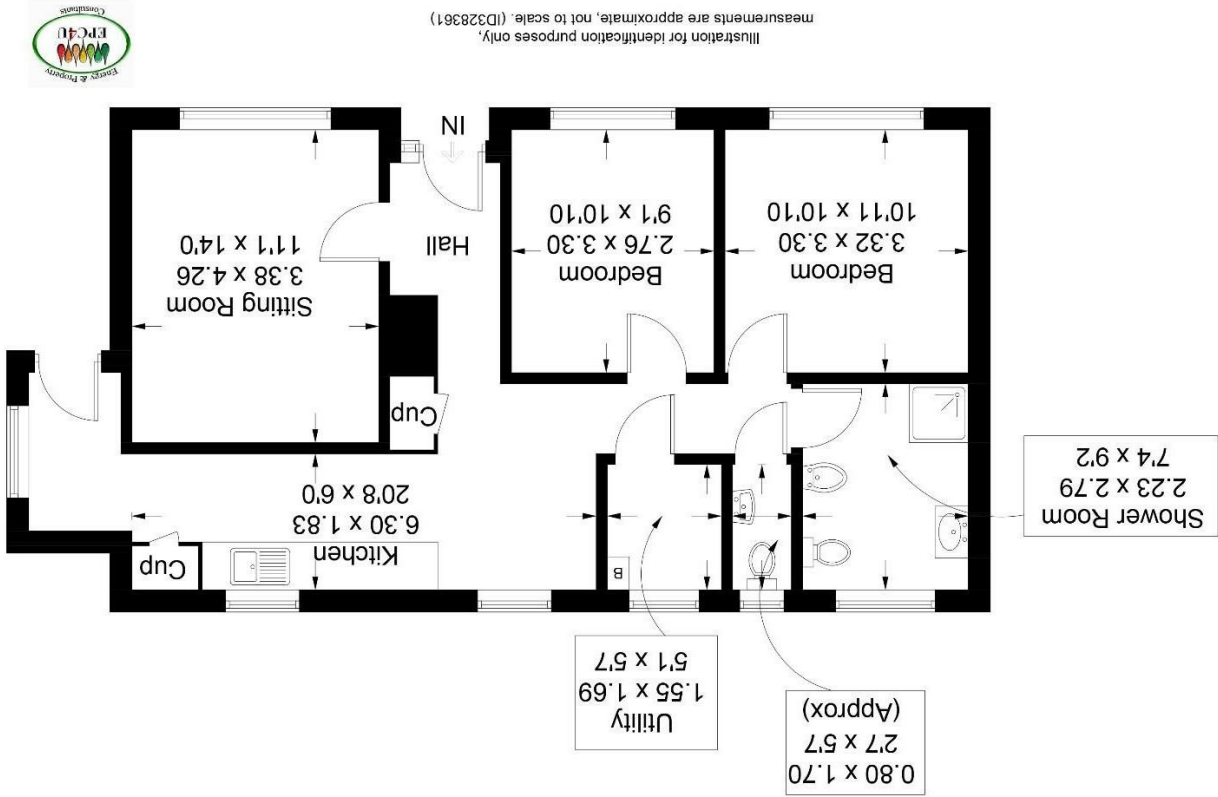
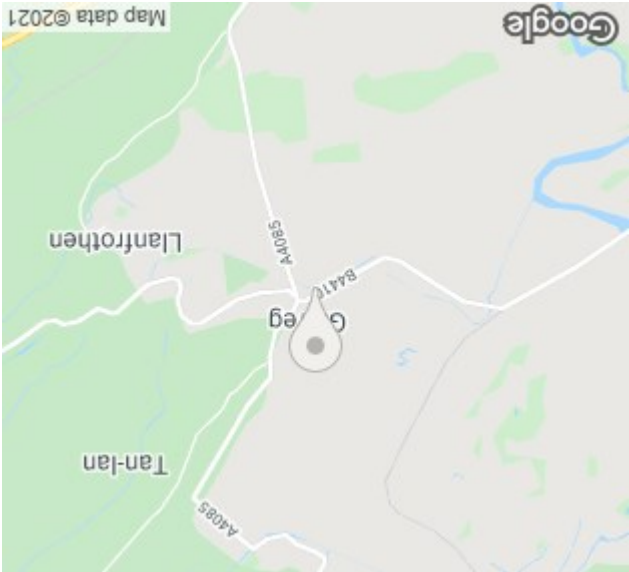




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current	Potential	
73	50	



Approximate Gross Internal Area = 70.3 sq m / 757 sq ft

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