



Tom Parry

2, Tyn Y Berllan, Porthmadog, LL49 9SG

£179,500

2 Tyn Y Berllan, Porthmadog, LL49 9SG

Tom Parry & Co are delighted to offer for sale this charming two-bedroom semi-detached home, situated in the rural village of Penmorfa, Porthmadog.

The property has a large lounge to the ground floor, as well as a generous kitchen/breakfast room at the rear of property that enjoys fantastic mountain views to the rear. The first floor has two well proportioned bedrooms.

The house boasts a large off-road parking area, making it a practical choice for families or those with multiple cars. Additionally, the private garden offers a serene outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family.

With no onward chain, this property presents an excellent opportunity for those looking to move in without delay. Whether you are seeking a permanent residence or a holiday retreat, this house in Penmorfa is sure to impress with its picturesque surroundings and inviting atmosphere. Don't miss the chance to make this lovely home your own.

Our Ref: P1637

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with radiator

Living Room

with electric log burner effect fire that currently sits in front of an open fire; under stair storage cupboard; 2 radiators and carpet flooring

Inner Hallway

with large airing cupboard with fitted shelving

Kitchen/Breakfast Room

with a range of fitted wall and base units; integrated under counter fridge; stainless steel sink and drainer; freestanding double oven; radiator and fantastic views to Moel Y Gest at the rear

Bathroom

with shower cubicle; pedestal wash basin; low level WC and radiator

Rear Porch/Utility

with worktop over floor mounted Worcester boiler and under counter freezer

FIRST FLOOR

Landing

with loft access hatch

Bedroom 1

with two windows to the front; built in airing cupboard and radiator

Bedroom 2

with dual aspect windows enjoying mountain views and radiator

EXTERNALLY

The property has a private gated driveway to the side of the house, with a large concrete parking area and stone storage shed.

The garden is set at a lower level with a range of mature shrubs and plants.

The gardens enjoy a fantastic aspect with countryside views towards Moel Y Gest,

SERVICES

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

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

No onward chain

Note: property is currently going through probate







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		
21-38	F		
1-20	G		
		61 D	
		82 B	



Floor Plan Awaited