



# Tom Parry

Morawel, Penrhyndeudraeth, LL48 6DT

£195,000



## Morawel , Penrhyndeudraeth, LL48 6DT

Tom Parry & Co are delighted to market this one of a kind detached 2 bedroom property. A spacious property bursting with character with scope for some modernisation. Located just off the main road between the villages of Penrhyndeudraeth & Llanfrothen, which are both sought after villages.

The property consists of a long, slightly narrow kitchen with a large lounge & dining space separated by an open archway. The property has two conservatory's, one off the lounge and one off the dining room. Upstairs consists of two double bedrooms & a large spacious family bathroom.

There is also a one bedroom annexe on the property's grounds, with its own bathroom. The Annexe sits directly where the old substation used to be.

Early viewing is highly recommended.

**Our Ref: P1427**

### GROUND FLOOR

#### Kitchen

with laminate flooring, a range of wall & base units, space for free standing fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, intergrated oven with electric hob & extractor over; radiator.

#### Lounge (open plan)

with laminate flooring, radiator, multi fuel burner in slate surround, door to front conservatory.

#### Dining Room

with laminate flooring, radiator, door to rear conservatory, stairs to upstairs.

#### Conservatory

with laminate flooring, double doors.

### FIRST FLOOR

#### Bedroom 1

with laminate flooring, radiator.

#### Bedroom 2

with carpet flooring, radiator.

#### Bathroom

with tiled flooring & tiled walls, radiator, free standing shower cubicle with "aqua profile" electric shower, 4 piece suite consisting of a low level WC, bidet, hand wash basin & bath.

### EXTERNALLY

The property is located just off the main road between Penrhyndeudraeth & Llanfrothen. It is hidden within a boundary wall. There are mature tree's, shrubs and plants surrounding the property giving it maximum privacy.

There is off road parking.

#### Annexe

There is a separate building which is currently an annexe. with carpet flooring, electric storage heater, "ladder" stairs to upstairs.

It also has its own bathroom with tiled flooring, low level WC, wash hand basin in vanity unit & shower cubicle.

#### MATERIAL INFORMATION

Council Tax Band - D

Tenure - Freehold

Property sits adjacent to electrical substation.

#### SERVICES

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







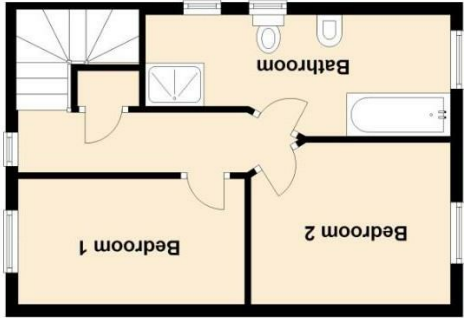




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

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First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	47 E	
21-38	F		
1-20	G		

