

# Tom Parry



**9 High Street, Penrhyndeudraeth, LL48 6BN**

**£135,950**

- Mid terraced property
- Three bedrooms
- No onward chain
- Two reception rooms
- Two bathrooms
- Good sized garden and detached garage



Nestled in the heart of Penrhyndeudraeth, this charming mid-terrace house offers a delightful blend of comfort and convenience. With its central location on the High Street, residents will enjoy easy access to local amenities, shops, and transport links, making it an ideal choice for families and professionals alike.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The three well-proportioned bedrooms offer a peaceful retreat, ensuring a restful night's sleep. Additionally, the house features two bathrooms, catering to the needs of a busy household.

One of the standout features of this property is the garden and garage, a valuable asset in a central location. Furthermore, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

**Our Ref: P1610**

**ACCOMMODATION**

All measurements are approximate

**GROUND FLOOR**

**Entrance Hallway**

with tile effect vinyl flooring and radiator

**Living Room**

with carpet flooring; radiator and door to rear hallway

**Rear Hallway**

with shelved storage

**Shower**

with fitted shower cubicle

**WC**

with low level WC & washbasin

**Inner Hallway**

with store cupboard; door to rear garden; tile effect vinyl flooring and radiator

**Dining Room**

with log burning stove set on slate hearth; window to the side; tile effect vinyl flooring and radiator

**Kitchen**

with a range of fitted wall and base units with worktop over; one and a half bowl stainless steel sink and drainer; space for freestanding oven with extractor fan over; space for under counter fridge or freezer; space and plumbing for washing machine; dual aspect windows and tall modern radiator

**FIRST FLOOR**

**Landing**

with loft access and storage heater

**Bedroom 1**

with carpet flooring and radiator

**Bedroom 2**

with carpet flooring and radiator

**Bedroom 3**

with dual aspect windows; carpet flooring and radiator

**Bathroom**

with panelled bath with shower over; low level WC; pedestal wash basin; fitted airing cupboard and radiator

**EXTERNALLY**

The property occupies a pavement side position at the front.

At the rear the garden is laid to timber decking with a concrete pathway leading to a detached garage, accessible from a rear service lane.

**SERVICES**

All mains services

**MATERIAL INFORMATION**

Council Tax: TBC

Tenure: Freehold - no onward chain

Floor Plan Awaited

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



**Tom Parry**

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