

Tom Parry

1 Park Road, Penrhyndeudraeth, LL48 6LS

£169,950

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Tom Parry & Co are delighted to offer for sale this fantastic end of terrace family homes, nestled in the charming village of Penrhyndeudraeth. This beautifully finished property offers a delightful blend of comfort and style. Spanning an impressive 1,195 square feet, the property provides ample space for both relaxation and entertaining.

As you enter, you are greeted by a warm and inviting atmosphere, enhanced by a log burning stove that promises cosy evenings during the colder months. The interior has been thoughtfully designed, ensuring that every corner of the home exudes quality and care.

Outside, the property boasts a terraced garden, perfect for enjoying the fresh air and the picturesque surroundings. This outdoor space is ideal for gardening enthusiasts or those who simply wish to unwind in a tranquil setting. Additionally, the convenience of off-road parking for one vehicle adds to the appeal, making this home not only beautiful but also practical.

With its prime location in Penrhyndeudraeth, residents can enjoy the benefits of village life while being close to stunning natural landscapes. This property is a wonderful opportunity for anyone seeking a charming home in a peaceful yet accessible area. Do not miss the chance to make this delightful house your new home.

Our Ref: P1599

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Entrance Hallway
with wood effect laminate flooring; cloak storage and radiator

Living Room
with feature log burning stove set within inglenook with stone mantle over; deep bay window to the front; dual aspect windows; wood effect laminate flooring and under stair store cupboard

Kitchen/Diner
with a range of fitted wall and base units with worktop over; integrated double oven; integrated electric hob with extractor fan over; one and a half bowl stainless steel sink and drainer; integrated dishwasher; integrated fridge freezer; 'French' doors to rear garden; single door to front drive; wood effect laminate flooring

FIRST FLOOR

Landing
with loft access and airing cupboard housing 'Vaillant' boiler

Bedroom 1
with two windows to the front; fitted feature panelling; carpet flooring and radiator

Bedroom 2
with dual aspect windows; carpet flooring and radiator

Bedroom 3
with window to rear overlooking the garden; laminate flooring and radiator

Bathroom
with panelled bath with shower over; pedestal wash basin; low level WC and heated towel rail

EXTERNALLY
The property occupies a roadside position at the front with off road parking to the side of the house.

At the rear, the garden is terraced with a generous patio area and a raised area with artificial lawn and timber storage shed.

The vendors have a right of access to a log shed to the land to the side of the house.

SERVICES
All mains services

MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Band B













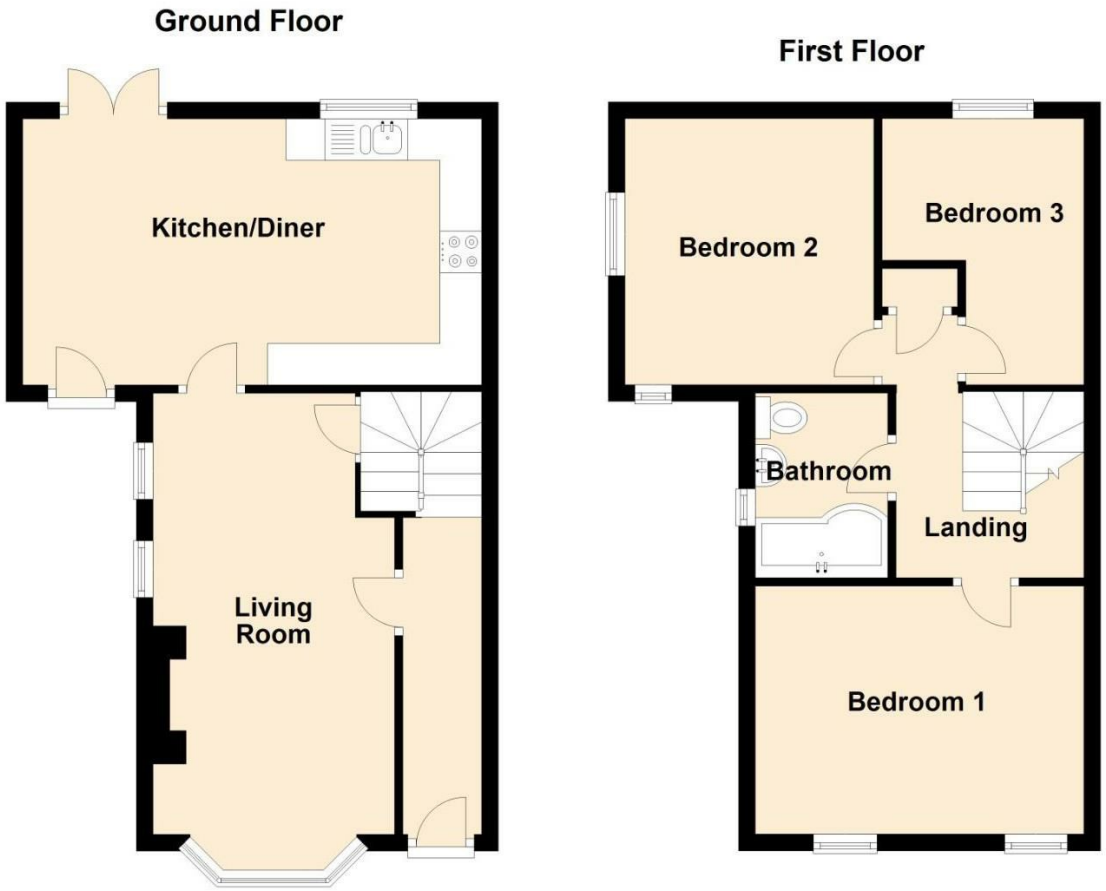



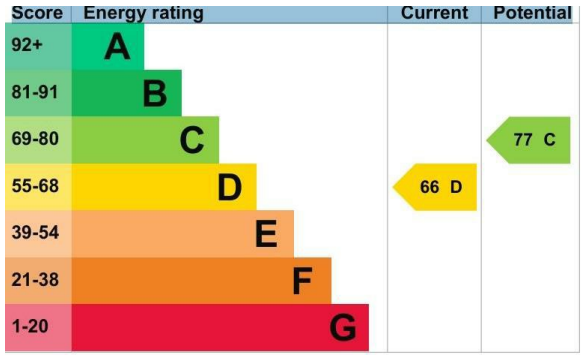

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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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Tom Parry
01766 512505
tomparry.co.uk