



Tom Parry

7, Cambrian Terrace, Garndolbenmaen, LL51 9RX

£175,000

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Tom Parry & Co are delighted to offer for sale this deceptively spacious end of terrace property located in the picturesque rural village of Garndolbenmaen. The property was originally two houses, but they have been joined together to provide a large kitchen/diner and large living room on the ground floor. On the first floor there are currently three bedrooms, though the master bedroom was once split in two and the doors are still in place so it would be possible, and very easy to return this to a four bedoomed house.

At the rear of the house is a patio area, with a covered walkway to access the front - a very handy bin store and shed! The garden is accessed via stone steps and is laid mainly to lawn with many mature shrubs and plants. The elevated position means that the fantastic views can be enjoyed across the rolling countryside.

This property would make a fantastic family home. Early viewing is recommended.

Ref: P1274

ACCOMMODATION

GROUND FLOOR

Porch

with 'honeycomb' effect quarry tiles; night storage heater

Kitchen/Diner

with range of fitted wall and base units with work surfaces over; fitted 'Rayburn' stove; breakfast bar; pull out larder cupboard; 1 1/2 bowl stainless steel sink and drainer unit; feature glazed cabinets; open staircase to first floor; under stair storage

Living Room

with open fire set in decorative cast iron surround with timber mantle; night storage heater; carpet flooring

Utility / Porch

with 'Belfast' sink; space for fridge/freezer; door to rear

FIRST FLOOR

Landing

with carpet flooring; loft access; built-in airing cupboard with hot water tank

Bedroom 1

with new carpet flooring and dual aspect with fantastic open countryside views. This was originally two bedrooms, both doors are still in place which gives opportunity to convert back into two rooms.

Bedroom 2

with two windows to front with fantastic open countryside views; carpet flooring; wash hand basin set in vanity unit; night storage heater

Bedroom 3

with two windows with view over garden; carpet flooring; loft access

Bathroom

with coloured suite comprising panelled bath with 'Mira Jump' shower over; low level WC; wash hand basin; part tiled walls

External

Small terrace to front with mature shrubs.

At the rear there is a slate patio which steps up to rear garden with mature shrubs; trees and plants set in rockeries. There are fantastic far reaching views from the garden and a storage unit.

Off the patio there is a covered secured alleyway for bin storage and side access to front.

Services

Mains Electricity, Water and Drainage. Oil fired Rayburn.







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working ability.

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



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