



Tom Parry

Annedd, Minffordd Road, Penrhyndeudraeth, LL48 6AU

£275,000

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Tom Parry & Co are delighted to offer for sale this newly refurbished semi-detached house on Minffordd Road, in Penrhyndeudraeth. 'Annedd' presents an excellent opportunity for families seeking a comfortable and inviting home. With three well-proportioned bedrooms, this property offers ample space for family living. The two reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property is set within good-sized gardens, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the ample parking space with a detached garage and spacious driveway is a huge added benefit.

'Annedd' combines traditional charm with contemporary updates, making it an appealing choice for those looking to settle in a picturesque location. Penrhyndeudraeth is known for its stunning scenery and proximity to the beautiful Snowdonia National Park, offering a wealth of outdoor pursuits and a welcoming community atmosphere.

Early viewing is recommended.

Our Ref: P1574

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with newly fitted carpets and under stair storage

Living Room

with deep bay window to the front, overlooking the front garden; disused fireplace with tiled surround and modern electric storage heater

Dining Room

with window overlooking garden; chimney access available (currently unused); newly fitted carpet and modern storage heater

Kitchen

with a range of newly fitted wall and base units; stainless steel sink and drainer; space for freestanding oven with extractor fan over; power for dishwasher unit under cabinet by main sink (would require cabinet removal and plumbing); useful pantry cupboard and electric storage heater

Utility Room

with space and plumbing for washing machine; space for fridge freezer; stainless steel sink and drainer and tall larder cupboard with hot water tank within

Rear Porch

with door to driveway; cloak storage and electric storage heater. Recent replacement of slate roof above porch with new insulation.

Cloakroom

with low level WC and wall mounted wash basin

FIRST FLOOR

Landing

with access to roof space via drop down hatch with ladders

Bedroom 1

with a deep bay window to the front; newly fitted carpets; electric storage heater and fitted wardrobe

Bedroom 2

with view over rear garden; newly fitted carpets; electric storage heater and fitted wardrobes

Bedroom 3

with newly fitted carpets and electric storage heater

Bathroom

with shower cubicle; wash basin set in vanity; low level WC; part panelled walls; heated towel rail; wall mounted heater and extraction fan.

EXTERNALLY

The property is accessed via a private gated driveway to the side of the house, which leads to the front of a detached garage.

The front garden is laid to lawn with a border of mature plants and shrubs; and newly fitted fencing.

At the rear the mature garden has two sheds - one brick to the rear of the property and one timber to the rear of the garage. It also has the benefit of a greenhouse. The garden has a patio at the rear and at the head of the garden and is mainly laid to lawn though there are two beautiful apple trees and a broad range of mature plants.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold - main residence

Council Tax: Band D

The property has been recently refurbished following a fire, has no ongoing chain and is ready to move into. Renovation includes house rewiring and plumbing

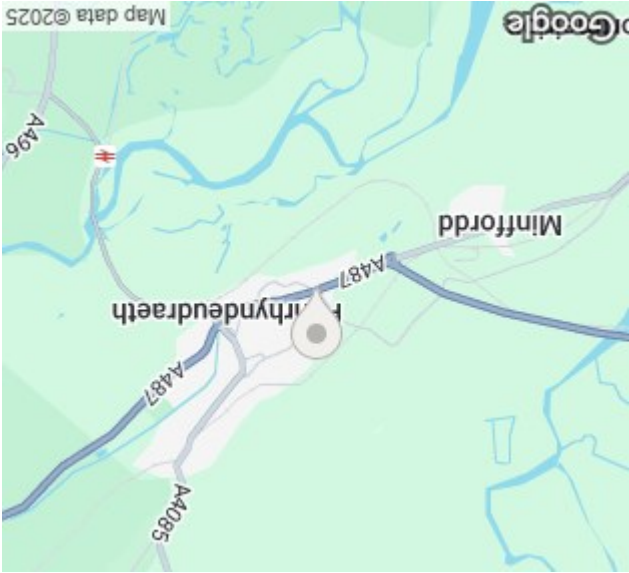
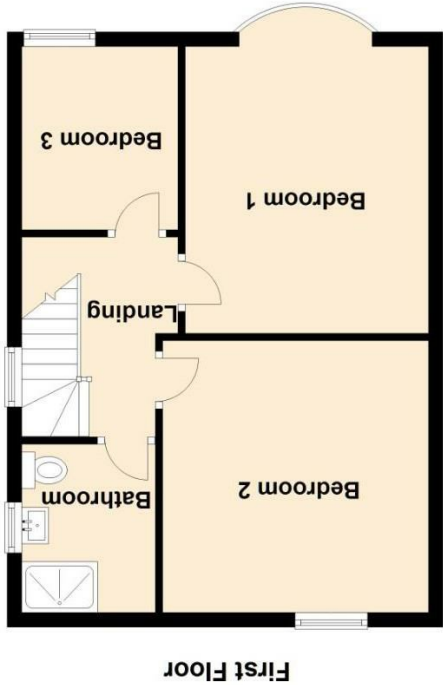
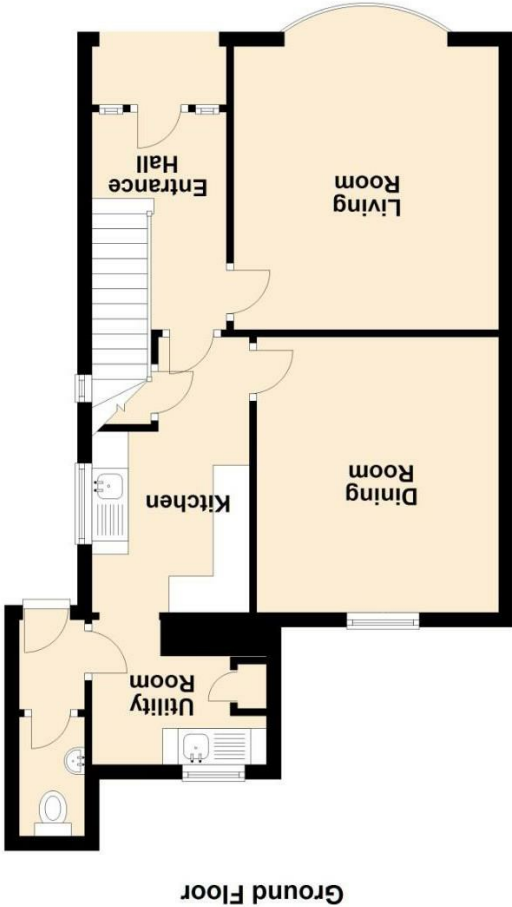






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



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		
		48 E	
			78 C