

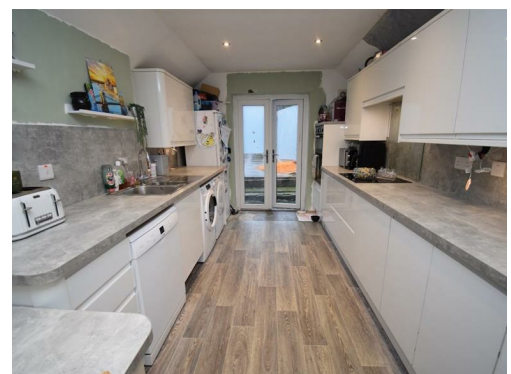
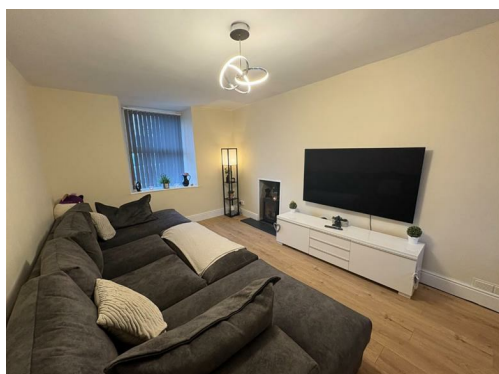
Tom Parry



8 Eryri Terrace, Penrhyndeudraeth, LL48 6AT

£145,000

- Fantastic mid terrace family home
 - Modern fitted kitchen/diner
 - Large garden
- Detached garage and private parking at rear
 - 3/4 bedrooms
- Some modernisation potential



Tom Parry & Co are delighted to offer for sale this mid terrace property, nestled in the charming village of Penrhyndeudraeth. This terraced house boasts an impressive 1,238 square feet of living space, providing ample room for both relaxation and entertainment.

The property features 3-4 bedrooms, making it ideal for families or those wishing to accommodate guests. The reception room offers a warm and inviting atmosphere, perfect for unwinding after a long day or hosting friends and family, with a large kitchen/diner at the rear that opens onto a good sized garden with a detached garage.

One of the standout features of this home is the parking space at the rear, a valuable asset in this picturesque area. The property has been partially refurbished with new central heating installed in 2018 but would benefit from some further cosmetic works, allowing a blank canvas for your future home.

The location itself is a true gem, surrounded by the stunning landscapes of Snowdonia National Park, offering a wealth of outdoor activities and breathtaking views. It is a short walk from the High Street and the local school. Viewing is recommended.

Our Ref: P1607

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with wood effect vinyl flooring; cloak storage; under stair store cupboard and radiator

Living Room

with dual aspect windows; inset log burning stove; laminate flooring and radiator

Kitchen/Diner

with a range of modern fitted wall and base units; integrated double oven; integrated electric hob with extractor fan over; space & plumbing for under counter appliances including dishwasher, washing machine and tumble drier; French doors to the rear garden and door to the side

FIRST FLOOR

Landing

with radiator and carpet flooring

Bedroom 1

with window to the front and stripped floorboards

Bathroom

with panelled bath with shower over; pedestal washbasin; low level WC and fitted airing cupboard

Bedroom 4/Box Room

with window to the front; wall mounted 'Ideal' combi boiler; currently used as a dressing room

SECOND FLOOR

Landing

with drop down hatch to loft space

Bedroom 2

with window to the rear; carpet flooring and radiator

Bedroom 3

with window to the front; built in wardrobes; carpet flooring and radiator

EXTERNALLY

The property has a small gated patio at the front of the house.

At the rear, there is a long garden laid to flagstones with timber storage shed. There is a large detached garage at the rear of the house and private parking for one car.

SERVICES

All mains services. Central heating new in 2018.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C

No onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Floor Plan Awaited

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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01766 512505
tomparry.co.uk