

Ref: P980

A Mid Terrace Residence



PARK VIEW PENRHYNDEUDRAETH, LL48 6BU

- Convenient for High Street amenities
- Elevated position with views towards the Merioneth foothills
- Gas fired central heating
- uPVC Double Glazing
- Offroad Parking to Rear
- Accommodation briefly comprises:

Ground Floor: Hallway, Lounge, Kitchen/Dining Area, Utility

First Floor: 3 Bedrooms, Bathroom

Outside: Rear Elevated Terrace with Decking, Parking Area

PRICE: Offers in the Region of £99,950

VIEWING: Strictly by appointment with the Selling Agents

Park View, Penrhyndeudraeth, Gwynedd, LL48 6BU

A mid terrace residence, occupying an elevated position with views toward the Merioneth foothills. The property has been tastefully modernised and benefits from a gas fired central heating system and uPVC double glazing. There is a large elevated terraced area to the rear with decking enjoying open views, parking and a shared access pathway leads to the rear of the property.

Park View is located on the edge of the village with all its amenities, it is close to the Ffestiniog narrow gauge railway and is approximately 2 miles from the renowned Italianate village of Portmeirion. The bustling harbour town of Porthmadog is nearby, providing a comprehensive range of shopping facilities and amenities.

The surrounding area benefits from a variety of outdoor pursuits including golf courses at Porthmadog and Harlech, and many scenic country and coastal walks.

The **ACCOMMODATION** comprises :- [all measurements are approximate]

Ground Floor

Hallway

with tile effect vinyl flooring, radiator, door leading to

Lounge 3.9m x 4.4m

with wood effect laminate flooring, log burner on granite and slate hearth set in fireplace with timber surround, wooden Venetian blinds, window fitted with window seat, views towards the Merioneth foothills, radiator, door leading to

Kitchen/Diner (m x m to be confirmed)

with a range of fitted pine wall and base cupboards with granite effect laminate work surfaces, including stainless steel sink unit with mixer tap and extendable hose, integrated dishwasher and fridge/freezer, 'Rangemaster' oven, radiator, slate tiled floor, part tongue & groove walls, exposed beams, bi-folding door leading to

Utility

with plumbing for automatic washing machine and tumble dryer, quarry tiled floor, tiled walls, exposed ceiling beam, under stairs storage cupboard



First Floor

Landing

Bedroom 1 4.35m x 2.73m

with window, views towards the Merioneth foothills, radiator

Bedroom 2 2.49m x 3.9m

with built-in cupboard, radiator, roof hatch

Bedroom 3 3.26m x 2.16m

with window, views towards the Merioneth foothills, loft hatch, radiator

Bathroom

with white 3 piece suite comprising panelled bath, pedestal wash hand basin and low level w.c., separate shower cubicle with 'Mira Sport' shower unit, heated towel rail, tiled walls, 'Xpelair' extractor fan, tongue & groove ceiling with feature spot lights, laminate flooring, airing cupboard housing hot water cylinder with immersion and 'Gloworm' combi boiler

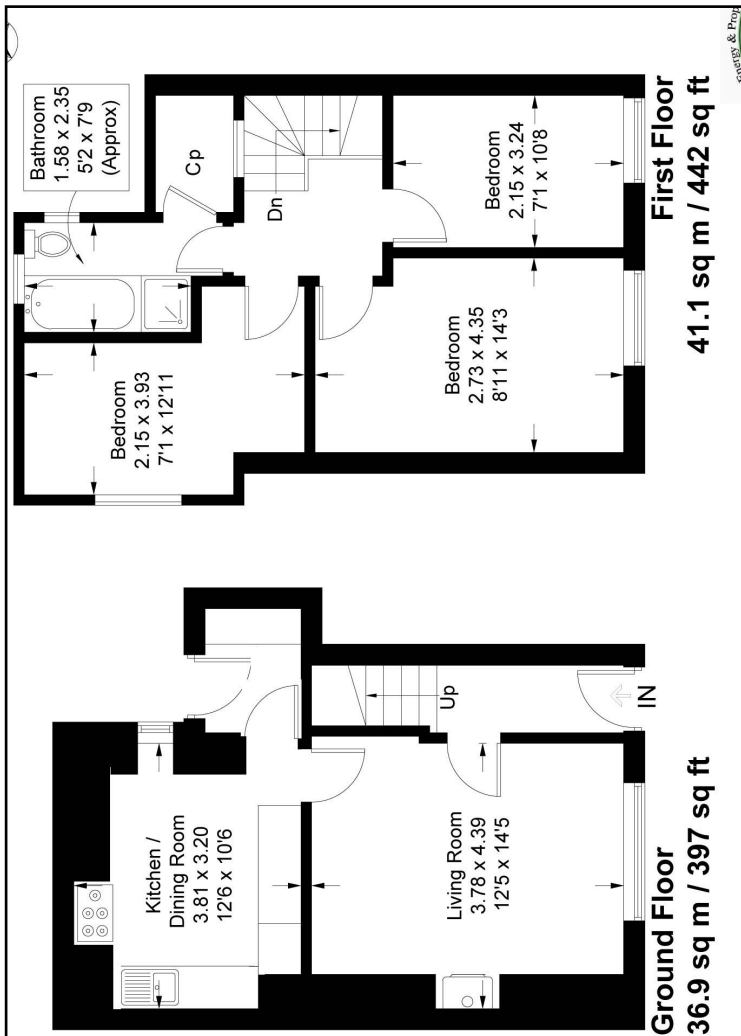


Outside

Steps leading to elevated terraced area to rear with decking and view towards the Dwyryd Estuary and the Merioneth foothills, shared private driveway.

Services

Mains water, electricity, drainage and gas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		109
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	51
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

