

 Tom Parry & Co  
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• 2 GLASLYN COTTAGES • PRENTEG • PORTHMADOG • LL49 9SR



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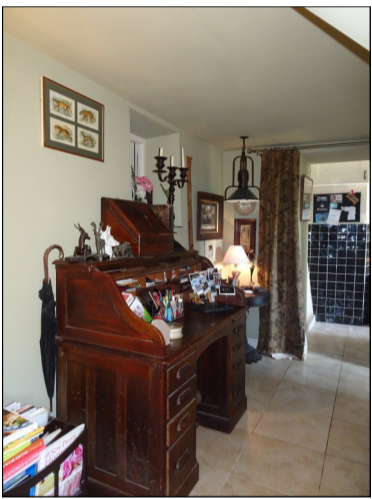
- ◆ A delightful, semi-detached cottage occupying a slightly elevated position set amidst a wooded back-drop
- ◆ Commanding superb far reaching panoramic views to the front over the surrounding countryside and towards the Merioneth mountains beyond
- ◆ Sympathetically and imaginatively modernised and refurbished with the benefit of a Country style fitted kitchen, Inglenook fireplace with multi-fuel stove, en-suite shower room, oil fired central heating and sash style double glazed windows
  - ◆ Bedroom with “French” doors opening onto a small balcony providing a pleasant seating area
- ◆ Charming woodland gardens with paved patio, gravelled and slate paved paths with outside lighting
  - ◆ Detached double garage and gravelled parking area

The accommodation briefly comprises:  
Ground Floor: Lounge, Dining Room, Inner Hallway, Kitchen  
First Floor: Landing, 3 Bedrooms (one with En-suite Shower Room), Bathroom

**PRICE: £225,000**

The picturesque tourist village of Beddgelert is approximately 3 miles distance, famous for the legend of Prince Llewellyn and his faithful hound. The village has a general store/post office, range of hotels, cafes and restaurants and the bustling harbour town of Porthmadog is approximately 4 miles distance, providing a wider range of shopping facilities and amenities. The surrounding area boasts a variety of outdoor pursuits, including fishing, canoeing, biking, rock climbing, sandy beaches, golf courses and many scenic country and coastal walks.

*Viewing is highly recommended in order to fully appreciate the property's unique charm*



*Accommodation (all measurements approximate)*

### **Ground Floor**

**Kitchen** 5.12m x 3.48m max

with range of Country style wall and base units including 1½ bowl sink unit, plate rack, glass fronted wall units, central island, integrated fridge, recess fitted with electric cooking range (included in the sale) plumbing for dishwasher and washing machine, wooden work surfaces, tiled surrounds, tiled floor, radiator, stable type doors opening to the front and rear

### **Inner Hallway**

with tiled floor, opening into the Lounge

**Dining Room** 3.65m x 2.80m

with tiled floor, radiator

**Lounge** 7m x 5.5m overall

with Inglenook fireplace fitted with multi-fuel stove set on a raised slate tiled hearth, recess shelving, exposed stone wall, tiled floor, door opening onto the front terrace, staircase to first floor, radiator

### **First Floor**

#### **Landing**

with radiator, second radiator with cover and fitted shelves above, ceiling access hatch to roof space

**Bedroom 1** 6.70m x 3.41m

with timber double glazed “French” doors opening onto the balcony, 2 radiators

**Bedroom 2** 3m x 2.86m

with radiator

#### **En-suite Shower Room**

with corner shower enclosure, wash basin and low level w.c., fitted cupboard housing the water pressurisation unit and water storage tank, heated towel rail

**Bedroom 3** 3.23m x 2.51m

with radiator

#### **Bathroom**

with roll top bath, vanity unit and low level w.c., part tiled walls, oak floorboards, radiator

#### **Outside**

Extensive woodland garden with mature trees, a variety of shrubs and plants, slate paved and gravelled paths, paved patio, ornamental fish pond, timber summer house, timber shed with light and power connected, oil storage tank.; outside lighting; elevated garden beyond enjoying magnificent views

Detached double garage with metal up and over door

Ample gravelled parking area; small vegetable plot with greenhouse and small timber garden shed

**Services** Mains electricity; Private water and drainage

**Viewing: Strictly by appointment with the sole selling agents.**

Please contact:- Tom Parry & Co. 80 High Street, Porthmadog, Gwynedd, LL49 9NW  
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**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.