

5 MYNYDD GLAS, GARNDOLBENMAEN

DEPOSIT: £495 £495 PCM

£50.00 CREDIT CHECK PER APPLICAN

REFERENCE: 18839



- END TERRACE COTTAGE
- TWO BEDROOM
- LARGE REAR PATIO AREA

- PARKING AREA TO SIDE
- COUNTRYSIDE VIEWS TO FRONT
- EPC RATING F-29



## DIRECTIONS

From our Porthmadog office go straight ahead at the roundabout passing Tesco on the left hand side. Continue to the junction in Tremadog, turning left in the direction of Caernarfon. Continue along this road taking the second right hand turn for Garndolbenmaen upon reaching the bus shelter in the centre of the village turn left, passing the village shop on the right hand side. Continue along this road up the hill and Mynydd Glas can be found on the right hand side.

## Entrance Porch

Tiled Flooring. Exposed stone walls.

## Entrance Hall

Stairs leading to first floor landing.

## Lounge 3.29m x 4.72m (10'10" x 15'6")

Night storage heater. Exposed beams. Feature stone fireplace with slate hearth and log burner. Television point. Views over the feilds to the front. Oak finish flooring.

## Inner hallway

Under-stairs storage cupboard. Built in storage/airing cupboard. Night storage heater. Tiled floor.

## WC

Low level w.c. Night storage heater. Pedestal wash hand basin. Fully tiled walls and flooring.

## Bathroom

Low level w.c. Pedestal wash hand basin. Panelled bath with shower over. Extractor fan. Heated towel rail. Dimplex wall heater. Tiled walls and floor.

## Kitchen 2.41m x 4.69m (7'11" x 15'5")

Range of wall and base units with matching work-surfaces. Electric hob and built in oven with cooker hood. Fridge point. Freezer point. Washing machine point. Partly tiled walls. Dining area. Night storage heater. Exposed beams. Spotlights. Oak finish flooring.

## Stairs leading from Entrance Hall to First Floor Landing

Built in storage cupboard.

## Bedroom One 2.38m x 4.60m (7'10" x 15'1")

Built in wardrobes. Views of the countryside and sea. Electric wall heater.

## Bedroom Two 2.33m x 4.58m (7'8" x 15'0")

Views of the countryside and sea. Exposed beams. Built in wardrobes. Electric wall heater.

## Services

None of the services have been tested by Bob Parry (Porthmadog) but it was noted that mains water, drainage and electricity are connected.

## Tax Band

The property is believed to be in . Information from [www.voa.gov.uk](http://www.voa.gov.uk)

## Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at [porthmadog@bobparry.info](mailto:porthmadog@bobparry.info)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		29	36
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		20	24
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Whilst we endeavour to make these details as helpful as possible, we do not guarantee their accuracy. Measurements, floorplans and photos should not be relied upon for any use including the purchase of the property. Any interested buyers should make arrangements to inspect the property. Bob Parry Estate Agents & Auctioneers do not themselves test any services connected to any property offered by them for sale or to let.