



Tom Parry

Cefn Peraidd, Garndolbenmaen, LL51 9YU

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PRICE REDUCED TO £650,000

Cefn Peraidd is a stunning farm house set within approximately 55 acres of farming land. With breath taking mountainous, rolling countryside and distant sea views this property offers an unique opportunity to purchase an exceptional home in an area where properties such as this seldom come to market. Tom Parry & Co are also offering for sale "Cedron" which sits on the adjoining plot of land and the vendors would be keen to explore the possibility of a joint sale of both of these exceptional properties. Further details are available from the agent.

Cefn Peraidd has been tastefully modernised to provide a light and airy Entrance Hall/Sun Room; Kitchen/Snug, Lounge and Dining Room to the ground floor and four spacious double bedrooms to the first floor including an en-suite shower to master bedroom. With gardens to the front and side and decking to the rear this property would make a beautiful family home with the added benefit of 55 acres of land that can be farmed or let.

Whilst in the heart of the countryside this property is only a short drive from the harbour town of Porthmadog which offers a wider range of shopping, leisure and other amenities.







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.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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