

BOB PARRY

2 BRYN HEULWYN,
PENRHYNDEUDRAETH
O.I.R.O £119,500



- TWO BEDROOMS
- DOUBLE FRONTED COTTAGE
- SEMI DETACHED

- CHARACTER FEATURES
- VIEWING IS A MUST
- EPC RATING E-53

DIRECTIONS

From Porthmadog take the A497 road towards Penrhyndeudraeth follow the road into the village and turn left at the traffic lights. Go up the High Street and turn right after the car park. Follow the road down and turn left into Pant Heulog estate. The property can be found up a flight of steps on the right.

In Brief

An attractive double fronted semi-detached two bedroom cottage occupying an elevated position overlooking the village of Penrhyndeudraeth. The property has many character features such as exposed beams, slate lintel, log burning stove and farmhouse style kitchen. Accommodation comprises open plan living room and kitchen to the ground floor with two bedrooms and a shower room on the first floor. Located on the periphery of the village the property is accessed via external steps.

Accommodation

(Measurements are approximate)

Open Plan Lounge/Kitchen 5.48m x 3.67m (18'0" x 12'0")

Farmhouse style kitchen consisting wall and base units with matching worksurfaces. Stainless steel sink unit with mixer tap. Integral oven, hob and extractor hood. Plumbing for washing machine. Stairs leading to first floor. Tiled floor. Log burning stove. TV point. Breakfast bar. Electric heater.

First floor landing

Bedroom One 2.20m x 3.83m (7'3" x 12'7")

Wash hand basin. Shaver point. Electric heater. Laminate floor. Built in storage cupboard.

Bedroom Two 1.66m x 3.05m (5'5" x 10'0")

Electric heater.

Shower Room

Shower cubicle with overhead shower. Wash hand basin. Low level wc.

Outside

Small seating rear to the front and rear. Storage shed to the side. The property is accessed via external steps. On street parking nearby.

Agents Note

The property has recently undergone some improvement works which will enhance the current EPC Rating. These improvements include new double glazed windows, new door and Quantum Dimplex electric heaters.

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in Band A. Information from www.voa.gov.uk

Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at porthmadog@bobparry.info



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

134 High Street, Porthmadog, Gwynedd, LL49 9NW
01766 512 666 | www.bobparry.info | porthmadog@bobparry.info