

**BOB**PARRY

LLYS HANADA, HIGH STREET,  
PENRHYNDEUDRAETH  
OFFERS IN THE REGION OF £92,000



- MID TERRACE
- THREE BEDROOMS
- DOUBLE GLAZING

- GAS CENTRAL HEATING
- CENTRAL LOCATION
- EPC RATING D-66

DIRECTIONS

From our Porthmadog office turn left onto the High Street and go past Tesco at the roundabout turn right onto the by-pass. At the next roundabout turn left into Penrhyndeudraeth. Follow the road into the village and turn left onto the High Street after the traffic lights. The property can be found on the right next door to the fish and chip shop.

More Information

A spacious three bedroom mid terrace house located on the High Street in Penrhyndeudraeth. Gas fired central heating and double glazing. Garden to the rear with garage/storage outbuilding.

Entrance Hall

Stairs to fist floor landing. Radiator.

Lounge 3.00m x 4.82m (9'10" x 15'10")

Radiator. Fireplace.

Sitting Room 2.28m x 4.77m (7'6" x 15'8")

Radiator.

Dining Room 3.34m x 3.74m (10'11" x 12'3")

Radiator.

Utility Room

Combi-boiler.  
WC.

Kitchen 3.04m x 2.81m (10'0" x 9'3")

Range of base units with matching work surfaces. Stainless steel sink. Integral hob and oven. Radiator. Door leading to lean too.

Lean-to

Leading to garden.

First floor landing

Loft access hatch. Smoke detector. Radiator.

Bathroom

Low level wc, wash hand basin. Bath. Storage cupboard. Radiator.

Bedroom One 2.89m x 2.32m (9'6" x 7'7")

Radiator

Bedroom Two 2.27m x 2.53m (7'5" x 8'4")

Radiator

Bedroom Three 2.32m x 1.82m (7'7" x 6'0")

Radiator. Loft access hatch.

Outside

Rear garden with outbuilding/garage.

Tenure

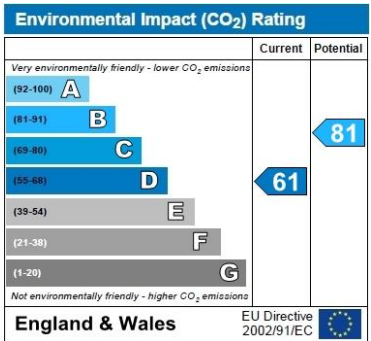
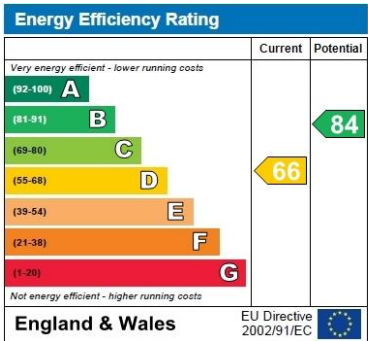
The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in Band C.  
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)



134 High Street, Porthmadog, Gwynedd, LL49 9NW  
01766 512 666 | [www.bobparry.info](http://www.bobparry.info) | [porthmadog@bobparry.info](mailto:porthmadog@bobparry.info)

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