

Tom Parry



4 Bryn Eglwys, Porthmadog, LL49 9ST

£185,000

- Fantastic stone cottage
- Generous corner plot
 - Far reaching views
- Lots of original features
- Utility and storage space
 - No onward chain



Nestled in the charming village of Prenteg, Porthmadog, this delightful house offers a unique opportunity to enjoy a tranquil lifestyle in a stunning setting. Spanning 678 square feet, the property boasts a fantastic elevated position, providing far-reaching views that are sure to captivate any visitor.

Inside, the home features a welcoming reception room, perfect for relaxing or entertaining guests. The two well-proportioned bedrooms offer comfortable spaces for rest, while the bathroom is conveniently located to serve the needs of the household.

Set on a corner plot, this property benefits from a sense of privacy and space, making it an ideal choice for those seeking a peaceful retreat. The surrounding area is rich in natural beauty, with opportunities for outdoor

Our Ref: P1662

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Lounge/Diner

with inset log burning stove; dual aspect windows; slate flagstone floor; mountain views to the front; feature stone wall; under stair storage cupboard and two storage heaters

Kitchen

with a range of fitted wall and base units; integrated electric oven with hob and extractor over; one and a half bowl sink and drainer; integrated dishwasher; breakfast bar area; slate tiled flooring 'Velux' windows to roof

Utility Area

with door to the front leading to covered store area and space and plumbing for washing machine and tumble dryer

Bathroom

with panelled bath with shower over; low level WC; pedestal wash basin; airing cupboard housing hot water tank and electric panel heater

FIRST FLOOR

Landing

with feature exposed stone wall and drop down hatch to attic

Bedroom 1

with window to front enjoying far reaching mountain views; carpet flooring and storage heater

Bedroom 2

with views over garden; carpet flooring and storage heater

EXTERNALLY

The property is accessed via stone steps to the side of the house, which leads to a hardstanding adjacent the property. There is then a garden laid to lawn at the upper level and steps up to a patio at the rear of the house.

There is an external covered store area to the side of the property.

At the front there is a long garden with mature fruit trees, with gated access to the lane at the front.

SERVICES

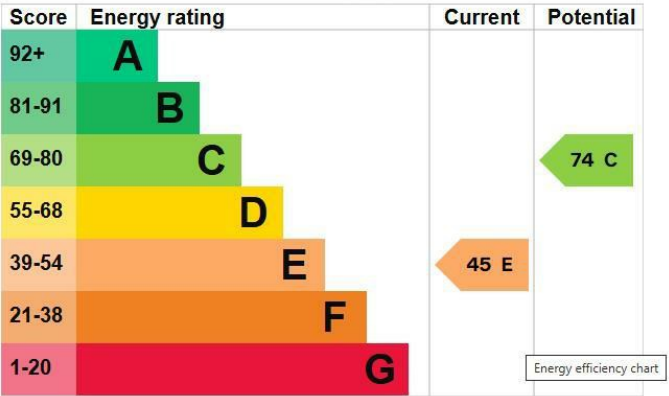
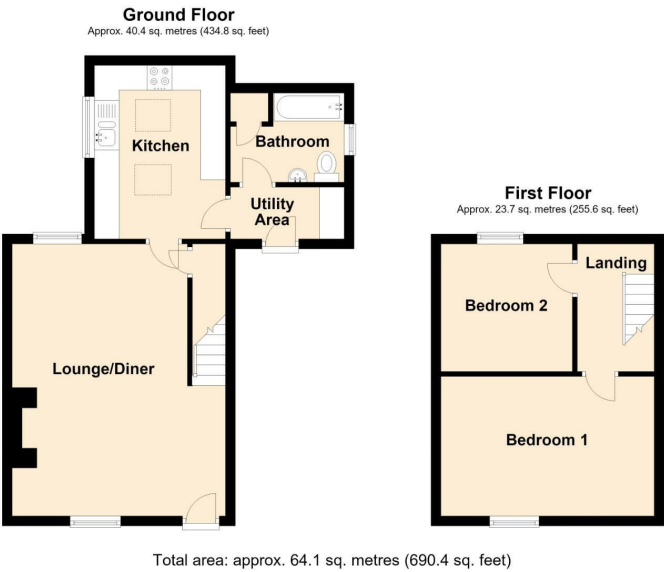
Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold - second home

Council Tax: Band B

No onward chain



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.



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