



Penllwyn, Tanygrisiau, N.Wales

£165,000



A must see!!! A detached character, two bedroom cottage situated in an elevated position enjoying far reaching views of the open countryside. To the rear of the cottage is the passing of the Welsh Highland Railway steam train. Good size gardens to both sides of the property. Parking is on street at the bottom of the hill. Many character features include Inglenook style fireplace in the lounge. Viewing is highly recommended by the selling agent.

## Accommodation (approximate measurements)

### Living Room

**16'3" x 12'4" (4.96m x 3.78m)**

Inglenook style fireplace with large slate lintel and hearth housing a multi-fuel burner. Double glazed window to the front and rear. Stairs to first floor. Tiled floor. Electric wall mounted heater.

### Kitchen

**8'5" x 6'3" (2.58m x 1.93m)**

With fitted wall and base units. Stainless steel sink unit. Slate tiled floor. Space and plumbing for an automatic washing machine. Electric cooker point. Extractor fan. Wall mounted electric heater. Double glazed window.

### Shower Room

Shower cubicle with electric shower. Low level WC. Pedestal wash hand basin. Low level WC. Slate tiled floor. Extractor fan. Wall mounted electric heater. Double glazed window.

## First Floor

### Bedroom No: One

**13'6" x 8'11" (4.14m x 2.73m)**

Velux window. Double glazed window to the side.

### Bedroom No: Two

**13'6" x 6'4" (4.11m x 1.93m)**

Velux window. Double glazed window to the side.

### Council Tax

The property is currently under Business Rates with a Rateable Value of £1,025.00.

### Broadband

According to BT Broadband Speed Checker Full Fibre is available at a download speed of 900 Mbps.

### Construction

The property is built of stone under a slate roof.

### Tenure

Freehold.

### Viewing

Please contact us on 01492 640 415, [llanrwst@bobparry.info](mailto:llanrwst@bobparry.info) or alternatively text 07778376424.

Please note that viewings will be carried out in block sessions.

### Making An Offer

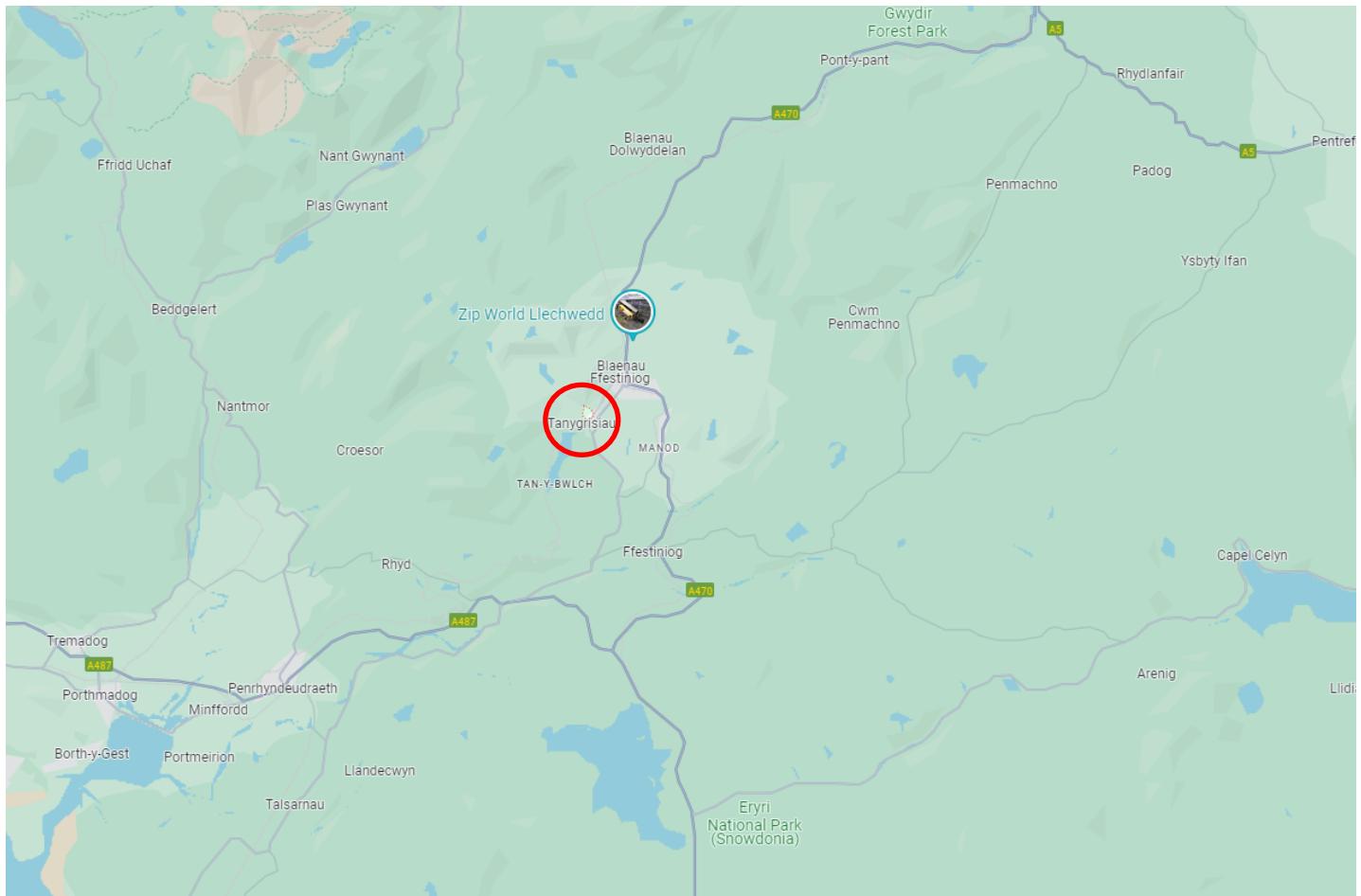
In order to comply with Money Laundering Regulations we will require a certified copy of your drivers licence or passport and a copy of a utility bill.

### Land Transaction Tax

Also known as Stamp Duty. It is the buyers responsibility to calculate and understand the amount of Tax they will pay on purchasing a property.



**PLEASE CALL 01492 640 415 TO ARRANGE A VIEWING**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property