



**Penlan Terrace
Penrhyndeudraeth
Gwynedd
LL48**

Offers in Excess of £108,000

bettermove

Penlan Terrace

Penrhyndeudraeth

Bettermove are proud to present this 1 bedroom terraced house in Penrhyndeudraeth, available with no forward chain.

This property has been used as a successful Air BnB.

The property benefits from double glazing, and gas central heating throughout, with on street parking available nearby.

The council tax band is A.

The interior of this beautifully presented property is situated across three floors. The ground floor comprises a fitted kitchen, dining/breakfast room, and family bathroom. The first floor consists of a spacious living room, with the double bedroom, alongside a WC, are located on the second floor. Outside, the property boasts a two tiered garden, with stunning views, perfect for enjoying the summer months.

Located in the popular town of Penrhyndeudraeth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Penrhyndeudraeth Train Station, a variety of local bus routes, and quick access to the A487

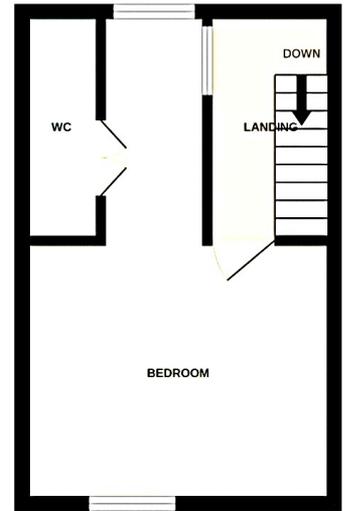
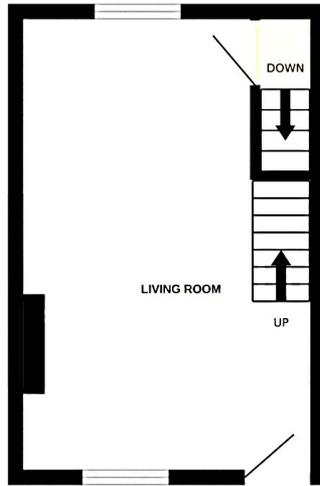
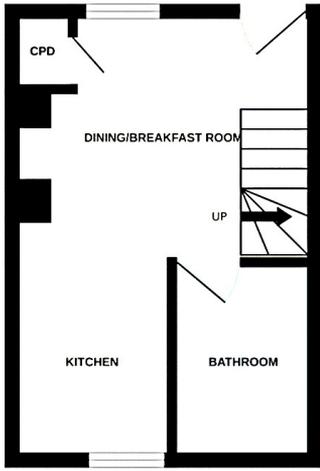
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



196 sq.ft. (18.2 sq.m.) approx.

203 sq.ft. (18.9 sq.m.) approx.

225 sq.ft. (20.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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