



Tom Parry

66, New Street, Porthmadog, LL49 9EE

£164,995

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REDUCED A deceptively large mid terrace property conveniently located in the busy harbour town of Porthmadog. 66 New Street offers 4 bedroomed accommodation together with a separate self-contained one bedroomed annex at the rear of the property.

With modern kitchen and bathroom fittings, double glazing and gas central heating, this spacious property would make an ideal family home and lies within walking distance of all the High Street amenities as well as the local elementary and secondary schools.

The self-contained annex to the rear has letting potential to generate an income or provide additional separate accommodation to the main house.

Ref: P1230

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Hall

with wood effect laminate flooring, radiator and understairs store cupboard

Lounge

with wood effect laminate flooring, electric coal effect fire with marble and wood surround, built-in storage and shelving, bay window to front and two radiators

Kitchen

with a range of fitted wall and base units with solid wood work surfaces over, two tall larder units, 1 1/2 bowl stainless steel sink and drainer unit, breakfast bar, space and plumbing for washing machine, space for 'Range' style cooker with extractor over, wall mounted 'Worcester' gas combi boiler, radiator. wood effect laminate flooring and 'French' style patio doors opening to garden

FIRST FLOOR

Landing

with wood effect laminate flooring over split levels and a feature spiral staircase access to Attic Room

Bedroom 1

with radiator, carpeted flooring, bay window, opening into Bedroom 3/Dressing Room

Bedroom 3/Dressing Room

with laminate flooring and radiator

Bedroom 2

with carpeted flooring and radiator

Bedroom 4

with laminate flooring and radiator

Bathroom

with suite comprising corner 'jacuzzi' style bath with shower over, pedestal wash hand basin, low level w.c. and radiator

Attic Room

with wood effect laminate flooring, eaves storage, 'Velux' window and radiator

ANNEX

Open Plan Living Room/Kitchen

with range of fitted wall and base units with laminate work surfaces, stainless steel sink and drainer unit, wood effect laminate flooring, radiator and spot-light fittings

Bedroom

with built-in wardrobes, wood effect laminate flooring and radiator

Bathroom

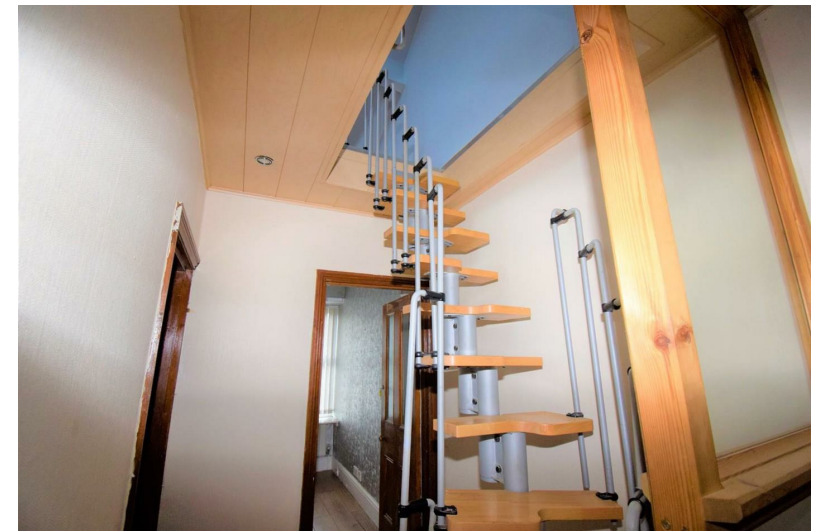
with suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., radiator and built-in airing cupboard

EXTERIOR

Paved patio area to rear.

SERVICES

All Mains Services



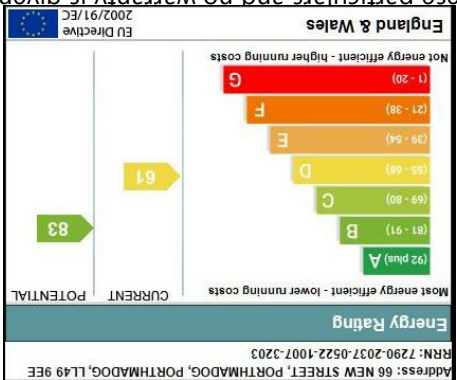




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

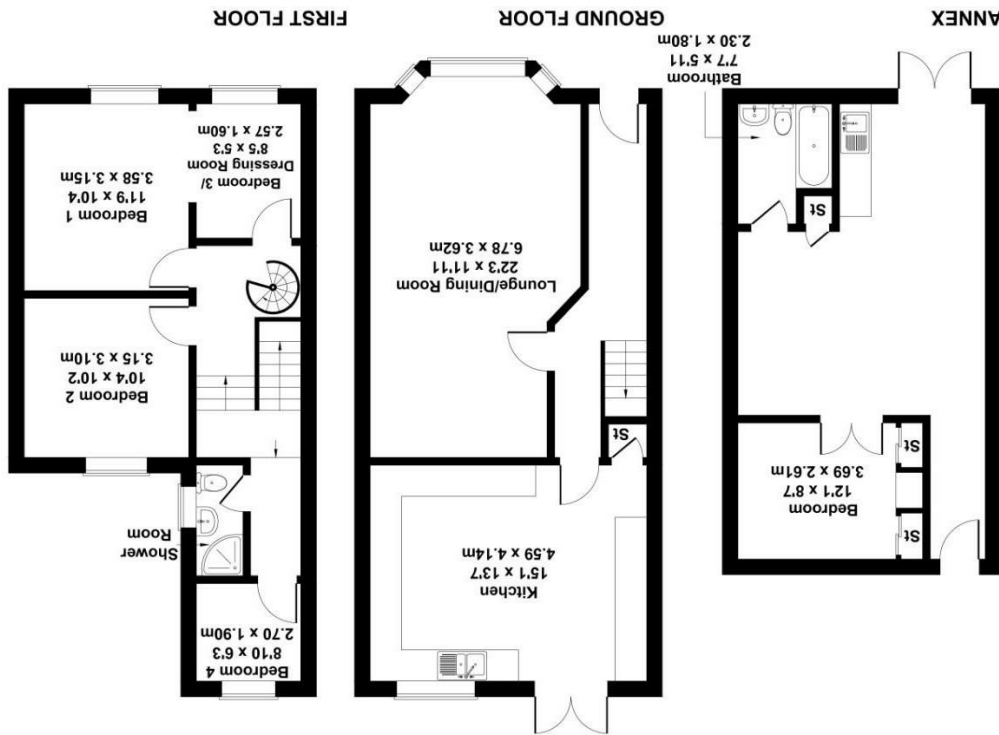
working ability.

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



66 New Street Porthmadog

Approximate Gross Internal Area
 1572 sq ft - 146 sq m



Not to Scale. Produced by The Plan Portal 2020
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