



Tom Parry

6, London Terrace, Porthmadog, LL49 9SS

£155,000

6 London Terrace, Porthmadog, LL49 9SS

Tom Parry & Co are delighted to offer for sale this end of terrace cottage, nestled in the charming village of Prenteg. The newly refurbished property presents an excellent opportunity for those seeking a comfortable and modern living space. The newly refurbished interiors are both stylish and functional, ensuring that no work is required before you settle in.

Upon entering, you will find a welcoming reception room with a newly installed feature log burning stove as the main focal point and a great source of heating. Then, leading into the newly installed modern kitchen which houses inergrated appliances, the use of the room has clearly been maximised to its full potential. The property boasts two bedrooms, making it ideal for small families, couples, or individuals looking for extra space, with a downstairs shower room.

One of the standout features of this property is the spacious garden at the rear, providing a delightful outdoor space for gardening, play, or simply enjoying the fresh air. This garden is a rare find and adds significant value to the home. Additionally, the property is offered with no onward chain, allowing for a smooth and straightforward purchasing process. Early viewing is highly recommended.

Our Ref: P1621

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Hallway

with vinyl flooring; part panelled walls

Living Room

with vinyl flooring; modern electric radiator; log burning stove fitted within inglenook with slate hearth; modern barn style doors

Kitchen

with vinyl flooring, part tiled walls; a range of modern gloss wall & base units with worktop over; intergrated washing machine; intergrated oven with extractor over; window to rear & side access door.

Shower Room

with vinyl flooring; part tiled walls; low level WC & sink basin fitted within modern gloss vanity unit; heated rowel rail; free standing walk in shower

FIRST FLOOR

Landing

with carpet flooring; part panelled walls

Bedroom 1

with carpet flooring; fitted wardrobes, modern electric radiator; window to front; modern barn style door

Bedroom 2

with carpet flooring; modern electric radiator; window to rear; modern barn style door

EXTERNALLY

To the front of the property there is an elevated terraced with flagstone finish; area of gravel and a border of mature shrubs and plants.

At the rear there is a tiered garden, laid mostly to gravel with steps providing clear access to all areas. A concrete base housing a large timber storage shed as well as a seating area. A border of mature shrubs and tree's provide a clear boundary.

There is shared access for the terrace across the rear of the property.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: B



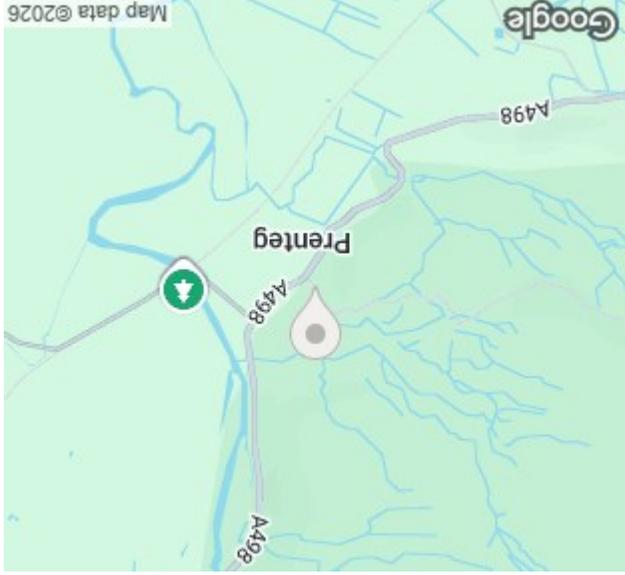
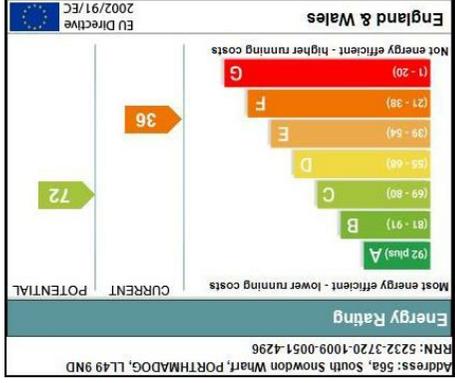




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

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.



Floor plan Awaited