



# Tom Parry

8, Britannia Terrace, Porthmadog, LL49 9NB

£189,000

## 8 Britannia Terrace, Porthmadog, LL49 9NB

Tom Parry & Co are delighted to offer for sale this spacious family home. Offering four bedrooms and three inviting reception rooms, the property is designed to accommodate both relaxation and entertaining. The generous layout ensures that every family member can enjoy their own space while also coming together in the heart of the home.

One of the standout features of this residence is the breath-taking views it provides over the estuary and the historic Ffestiniog Railway. Imagine waking up each morning to the serene beauty of the landscape, with the gentle sounds of nature as your backdrop. The private garden is a delightful addition, offering a perfect retreat for outdoor activities, gardening, or simply enjoying the fresh air in a peaceful setting.

This house is more than just a place to live; it is a generous family home that invites you to create lasting memories. With the opportunity to modernise this property, this really does offer a blank canvas for a large family home.

Properties on Britannia Terrace seldom come to market. Early viewing is recommended.

**Our Ref: P1560**

### ACCOMMODATION

All measurements are approximate

### BASEMENT

#### Sitting Room

with window to the front; door to front yard area and built in cupboard

#### Utility Room

with a range of built in wall and base units; space and plumbing for washing machine; double drainer stainless steel sink; door to rear garden; under stair storage cupboard; radiator and carpet flooring

#### Kitchen

with a range of built in wall and base units; integrated fridge and freezer; integrated dishwasher; one and a half bowl sink and drainer; integrated gas double oven with hob and extractor over; space for dining table and carpet flooring

### GROUND FLOOR

#### Entrance Hallway

with radiator and carpet flooring

#### Living Room

with dual aspect windows at front and rear; electric inset fireplace; two radiators and carpet flooring

#### Dining Room

with gas fire set on slate hearth; window to the side; radiator and carpet flooring

### FIRST FLOOR

#### Landing

#### Bedroom 1 (Front)

with window to front enjoying stunning views across the estuary and Ffestiniog railway; radiator and carpet flooring

#### Bedroom 2 (middle)

with window over garden at rear; radiator and carpet flooring

#### Separate WC

#### Bathroom

a large family bathroom with panelled bath with shower over; wash basin set in vanity unit; large storage cupboards to the rear, one housing a wall mounted Worcester boiler; part tiled walls, radiator and carpet flooring

### SECOND FLOOR

#### Landing

#### Bedroom 3 (Front)

with large picture window to front enjoying stunning views across the estuary and Ffestiniog railway; radiator and carpet flooring

#### Bedroom 4 (Rear)

with 'Velux' window; radiator and carpet flooring

### EXTERNALLY

There property has gated access to a small terrace at the front, which steps down to the basement level where there is a covered storage area.

At the rear there is a private garden laid to patio, with mature shrubs to borders, an outside WC and a gate to the service lane at the rear.

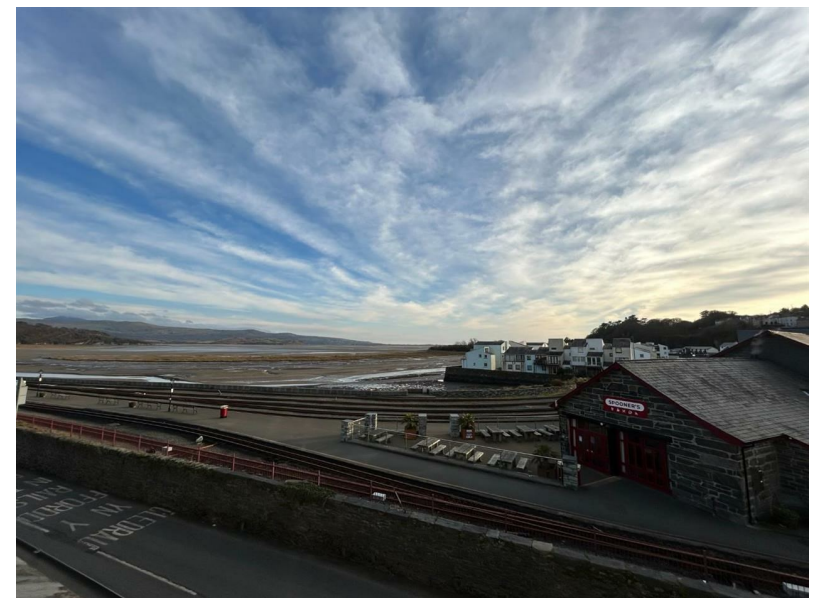
### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold. Classed as permanent residence.

Council Tax Band: C

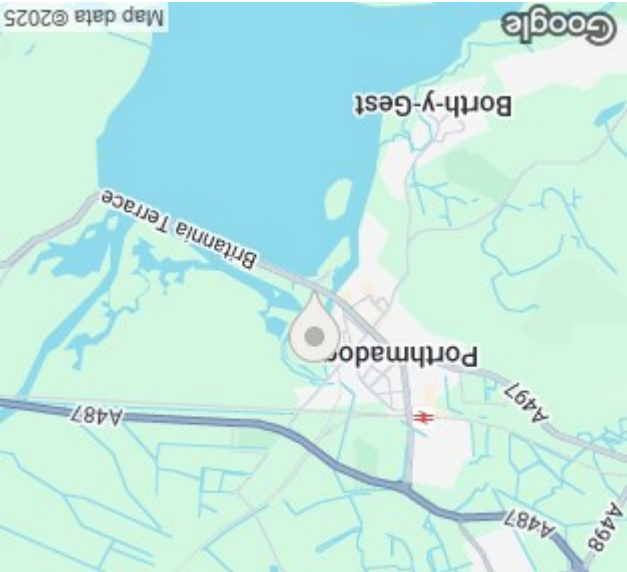






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Score	Energy rating	Current	Potential
92+	A	60 D	83 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		