



# Tom Parry

Isgraig, 23 High Street, Porthmadog, LL49 9RD

£195,000



## Isgraig 23 High Street, Porthmadog, LL49 9RD

Tom Parry & Co are delighted to offer for sale this three storey Grade II listed town house situated in the rural village of Tremadog. The property has been tastefully decorated throughout to provide a spacious lounge diner to the ground floor with a kitchen at the rear. This property has the added benefit of a fantastic basement storage space to the lower ground floor which has a separate entrance.

To the upper floors there are three bedrooms and a family bathroom. The attic bedroom is generously proportioned with built in storage and additional eaves storage.

Externally the property has a private yard with side access gate, ideal for enjoying the evening sun! This property would make a fantastic family home and early viewing is highly recommended.

**Our Ref: P1596**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Porch

with radiator

#### Lounge/Diner

a light and airy room with dual aspect windows; natural flame effect gas fire fitted in timber surround and 2 radiators

#### Kitchen

with a range of fitted wall and base units; integrated electric oven with gas hob and extractor fan over; space and plumbing for washing machine; 1 1/2 bowl stainless steel sink and drainer unit; integrated under counter fridge; under stair storage and door to rear yard

### LOWER GROUND FLOOR

#### Basement Storage Room

a large open plan space with feature stone inglenook fireplace; separate entrance at front and radiator

### FIRST FLOOR

#### Landing

with window to the rear; carpet flooring; radiator

#### Bedroom 1

with timber shutters to the windows; carpet flooring; radiator

#### Bedroom 2

with original cast iron fire with timber surround; built in wardrobes; carpet flooring; radiator

#### Bathroom

with suite comprising panelled bath with shower over; low level WC; pedestal wash hand basin; radiator; laminate flooring and timber shutters to the windows

### SECOND FLOOR

#### Loft Bedroom

a large room with built-in storage; eaves storage; carpet flooring; radiator

#### EXTERNALLY

The property is accessed via steps leading up to front door and down to the basement entrance at front.

There is a rear patio area with seating and a gated pedestrian access to side and a storage shed

#### SERVICES

All Mains Services

#### MATERIAL INFORMATION

Tenure: Freehold - main residence

Council Tax: Band B









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.

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