



Tom Parry

50, East Avenue, Porthmadog, LL49 9EL

£165,000

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Tom Parry & Co are delighted to offer for sale this mid terraced, three bedroom property conveniently located on East Avenue in Porthmadog. The property presents an excellent opportunity for both first-time buyers and families alike, boasting three bedrooms, a spacious reception room, kitchen and bathroom. One of the standout features of this property is the enclosed rear garden, which offers a private outdoor retreat for relaxation, gardening, or play. Additionally, on-street parking is available.

Location is key, and this home is ideally situated within walking distance of the bustling high street, where you can find a variety of shops, cafes, and amenities. Families will appreciate the proximity to the local schools, making the morning school run a breeze.

With no onward chain, this property is ready for you to move in and make it your own. Early viewing is highly recommended.

OUR REF: P1563

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Hallway

with laminate flooring; radiator; understairs storage cupboard.

Lounge

with carpet flooring, radiator, gas fire fitted within slate surround with alcove storage to either side.

Kitchen

with a range of modern wall & base units with worktop over, part tiled walls & splashback, integrated oven with extractor fan over, space for free standing fridge/freezer, space & plumbing for washing machine, alcove open shelving, window overlooking rear, door to rear garden, laminate flooring and radiator

FIRST FLOOR

Bedroom 1

with carpet flooring, radiator, window to rear.

Bedroom 2

with carpet flooring, radiator, window to front.

Bedroom 3

with carpet flooring, radiator, window to front.

Bathroom

with vinyl flooring & tiled walls, free standing pedestal sink basin, bath with shower over, fitted storage cupboards housing boiler.

WC

with vinyl laminate flooring, low level WC.

EXTERNALLY

The property is situated on a curbside location. Parking is available on-street.

At the rear, the property is accessed through a back gate. Part of the garden is laid to lawn & slightly elevated, and a paved walkway provides easy access straight to the back door. The garden is fairly low maintenance, with some mature shrubs & tree's offering shade and privacy. There is an outdoor store building, as well as an outdoor WC.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: "B"

No onward chain.



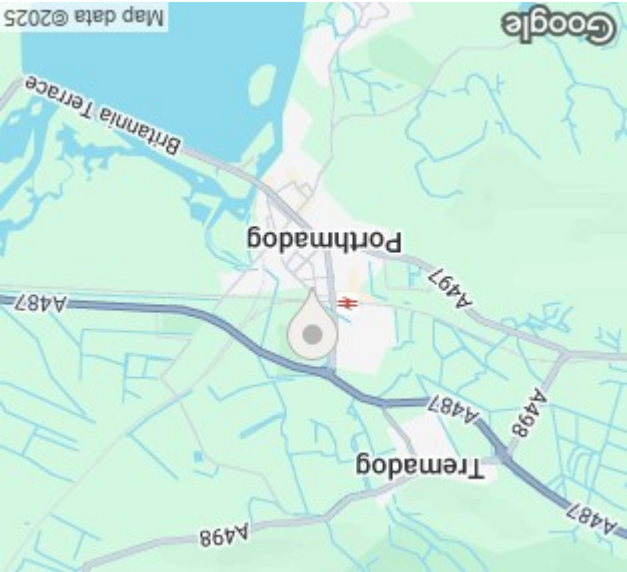




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floor plan Awaited



50, East Avenue PORTHMADOG LL49 9EL	
Energy rating	D
Valid until	9 August 2030
Certificate number	0272-2813-7287-2400-8441

Property type	Mid-terrace house
Total floor area	78 square metres