



# Tom Parry

Afallon, The Crescent, Porthmadog, LL49 9PB

Asking price £215,000



## Afallon The Crescent, Porthmadog, LL49 9PB

Tom Parry & Co are delighted to offer for sale this four bedroom dormer bungalow located at the edge of the harbour town of Porthmadog. This detached property offers a kitchen/breakfast room, lounge, 2 bedrooms and family bathroom on the ground floor, and a further two bedrooms and dressing room on the first floor. There is also an attached garage plus off-road parking.

Whilst some modernisation works are required, the property provides an opportunity to put your own stamp on a good sized family home, conveniently located 'Afallon' is within walking distance of the centre of Porthmadog, within easy reach of all the schools, shops and all the amenities and leisure facilities the High Street has to offer.

**Our Ref: P1378**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Front Porch

with quarry tiled flooring

#### Hallway

with radiator and under-stairs store cupboard

#### Lounge

dual aspect room with radiator, redundant tiled fireplace (chimney removed), wood block flooring

#### Kitchen/Breakfast Room

with range of fitted wall and base units and worktops over, stainless steel sink unit with single drainer, integrated double oven, electric hob, splashback tiling, radiator, marble effect redundant fireplace (chimney removed), door to rear

#### Bathroom

with coloured three-piece suite comprising panelled bath with 'Gainsborough' shower and shower screen over, pedestal wash hand basin, low level WC, linen cupboard, heated towel rail

#### Bedroom 3

with fitted wardrobe, radiator

#### Bedroom 4

with fitted wardrobe, radiator

### FIRST FLOOR

#### Landing

#### Bedroom 1

with built-in wardrobe and dormer window

#### Dressing Room

with built-in store cupboard and plumbing for possibility of adding en-suite

#### Bedroom 2

with radiator and eaves storage

### EXTERNALLY

The property is access via a concrete driveway leading to front and to attached garage.

There is a garden laid to lawn to front and side, with a side pedestrian gate and steps leading from the pavement along paved and gravelled path to rear.

#### Garage

with up-and-over door and housing free standing 'Firebird' oil fired boiler

### SERVICES

Mains Water, Electricity & Drainage.

Oil Fired Central Heating (oil tank located at rear)

### MATERIAL INFORMATION

Tenure: Freehold

Gwynedd Council Tax Band 'D'







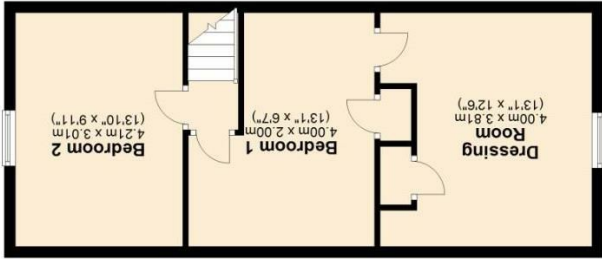




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under license from William Morris Energy Assessments. All rights reserved. Plan produced using PlanLP.



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A	81   B	58   D
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

