



Tom Parry

41, New Street, Porthmadog, LL49 9EE

£165,000

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Tom Parry & Co are delighted to offer for sale this mid-terraced house, nestled in the charming town of Porthmadog. Situated on New Street, the property offers a perfect blend of comfort and convenience. , With three bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

The property boasts a well-maintained rear garden, a lovely outdoor space where you can enjoy the fresh air. Additionally, off-road parking is available, ensuring that you have a secure and convenient place for your vehicle, which is a rare find in the middle of the town centre.

One of the standout features of this home is its prime location. It is within walking distance of the local primary & secondary schools. The surrounding area offers a friendly community atmosphere, with local amenities and beautiful scenery just a stone's throw away.

Early viewing is highly recommended.

Ref: P1639

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Hallway

with carpet flooring; radiator

Living Room

with carpet flooring; radiator; open fire with tiled surround and tiled hearth

Dining Room

with carpet flooring; radiator; door to bathroom; door to under stair storage

Kitchen

with range of fitted wall and base units with work surfaces over; space for integral gas hob with extractor over; integral double oven; 1 1/2 bowl sink and drainer unit; splashback tiles; integral under counter fridge; radiator; storage cupboard housing wall mounted 'Vaillant' boiler; skylight; window to rear; door to rear garden

Inner Hallway

with under stair storage

Bathroom

with three piece suite comprising panelled bath with shower over; low level WC; pedestal wash hand basin; radiator; vinyl flooring; built-in airing cupboard with radiator

FIRST FLOOR

Landing

with carpet flooring; radiator; loft access and window to rear

Front Bedroom 1

with carpet flooring

Back Bedroom 2

with carpet flooring; view over garden

Bedroom 3/Study

with carpet flooring; built-in desk/storage

External

Private rear garden with concrete patio; mature shrubs and plants within raised planters; gravelled garden with storage shed and double gates to private parking area; bin store shed







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.

Floor plan Awaited

