



Tom Parry

57B, South Snowdon Wharf, Porthmadog, LL49 9NE

£169,950

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Tom Parry & Co are delighted to offer for sale this charming first-floor duplex apartment found in the picturesque South Snowdon Wharf area of Porthmadog. With two well-proportioned bedrooms and a modern kitchen & bathroom, this property is perfect for those seeking a tranquil retreat or a convenient base for exploring the surrounding region.

The apartment features a spacious open plan reception/kitchen area that invites natural light, creating a warm and welcoming atmosphere. The undisturbed views of the harbour are truly breath-taking, allowing you to enjoy the serene landscape from the comfort of your own home.

Additionally, the property offers designated parking, providing ease and convenience for residents. It is also for sale with no onward chain, making it an ideal choice for those looking to move in swiftly without the hassle of lengthy negotiations. This apartment presents a wonderful opportunity to embrace a lifestyle surrounded by the beauty of Porthmadog, with its charming shops, restaurants, and stunning coastal walks just a stone's throw away.

Early viewing is highly recommended.

OUR REF: P1541

Annual Maintenance Charges to be confirmed.

ACCOMMODATION

FIRST FLOOR

Open Plan Living/Kitchen Area

The kitchen area is fitted with modern high gloss wall and base units with worktop over; part tiled walls; induction hob with extractor over; integral single oven; integral under-counter fridge; integral dishwasher; stainless steel sink unit; radiator; ; under-stair storage; patio door to balcony with views across harbour; laminate flooring throughout.

Bedroom 2

with laminate flooring; feature sloping ceiling; fitted wardrobes.

SECOND FLOOR

stairs leading up to second floor has carpet fitted.

Landing

with built-in storage containing space and plumbing for washer/dryer.

Bedroom 1

with laminate flooring; feature sloping ceiling; fitted wardrobes.

Bathroom

with tiled flooring & walls; suite consisting of low level WC & wash hand basin set in vanity unit; 'L' shaped bath with shower over; heated towel rail.

EXTERNALLY

Designated parking space and private balcony to enjoy the evening sun.

MATERIAL INFORMATION

Mains Water, Electricity and Drainage.

999 year Leasehold with approximately 940 years remaining.







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



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