



Tom Parry

58H, South Snowdon Wharf, Porthmadog, LL49 9NE

£175,000

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58H South Snowdon Wharf is a two bedroomed apartment with excellent views across the harbour and estuary.

This ground floor apartment occupies an excellent location on this much favoured harbour side development of leisure homes in the bustling town of Porthmadog. Both of the bedrooms, the bathroom and the open plan living area are all on one level and this apartment is conveniently located for all of Porthmadog's High Street shops and amenities.

The Welsh Highland and Ffestiniog Narrow Gauge Railway Station is located nearby and the sandy beaches of Borth y Gest and Black Rock Sands are a short distance away.

The wider area enjoys the benefit of a variety of outdoor pursuits including golf courses at Porthmadog and Harlech, sandy beaches and coves, fishing and boating, biking, climbing and many scenic country as well as coastal walks

Entrance Hallway

with cloaks pegs; modern electric radiator

Open Plan Lounge/Kitchen

with dual aspect windows making a light and airy room.

Lounge area with sliding patio doors to patio area overlooking harbour; air conditioning unit; stone tile effect laminate flooring; modern electric radiator.

Kitchen area includes range of fitted wall and base units; stainless steel sink and drainer unit; integrated electric oven and hob; integrated undercounter fridge.

Bedroom 1

with built-in mirrored wardrobes; view towards harbour, train station and the Moelwynion range; stone tile effect laminate flooring; modern electric radiator

Bedroom 2

with built-in mirrored wardrobes; view towards harbour; stone tile effect laminate flooring; modern electric radiator

Shower Room

with modern glazed shower cubicle with rain shower; modern wash hand basin; low level WC; tiled walls and floor

EXTERNAL

The property has the benefit of a dedicated parking space at the front.

At the rear there is direct access to a shared patio area overlooking the beach area and harbour.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

Gwynedd Council

Currently registered for Business Rates

Tenure: Leasehold (999 year lease with approximately 944 years remaining)

Service Charge: £911 for past 12 months

Holiday let had 252 nights booked in the last 12 months, meeting the threshold for holiday lets.







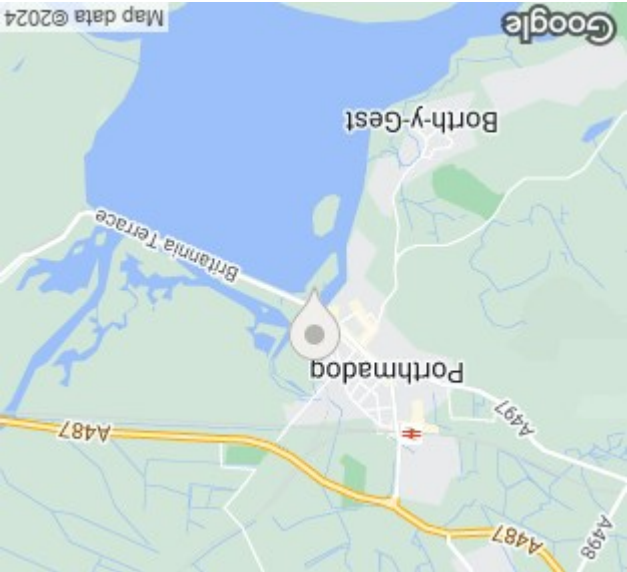
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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Ground Floor



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