

# Tom Parry



**4 Glaslyn Street, Porthmadog, LL49 9EG**

**£150,000**

- Fantastic family home
  - Three bedrooms
  - Good sized back garden
- Short walk to school and local amenities
  - No onward chain



Tom Parry & Co are delighted to offer for sale this delightful mid-terrace house on Glaslyn Street, presenting as an excellent opportunity for families seeking a comfortable and convenient home. Spanning an impressive 980 square feet, the property boasts a well-proportioned layout that includes a welcoming reception room, perfect for relaxation and entertaining.

The residence features three spacious bedrooms, providing ample space for family members or guests. One of the standout features of this property is the good-sized back garden, which offers a private outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

Situated in a prime location, this home is conveniently close to local schools, shops, and various amenities, making daily life both easy and enjoyable. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a sound investment opportunity, this property on Glaslyn Street is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

Our Ref: P1565

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with radiator and stairs to first floor.

Lounge/Diner

with cast iron open fire set on slate hearth; storage under stairs and with two radiators

Kitchen

with range of wall and base units with worktops over and tiled surround; stainless steel sink and drainer; area for free standing oven with extractor hood over; space and plumbing for washing machine; 'Ideal' wall mounted combi boiler and door to the rear.

FIRST FLOOR

Bedroom 1

with built in double wardrobe; radiator and carpet flooring.

Bedroom 2

with carpet flooring and radiator

Bedroom 3

with carpet flooring and radiator

Bathroom

with panelled bath with shower over; pedestal wash basin; low level WC; laminate flooring; partly tiled walls and radiator.

EXTERNALLY

The property occupies a roadside position to the front.

At the rear there is a good sized garden laid to concrete with slate paved patio, with gate leading to rear for access.

SERVICES

All mains services.

Up to date gas and electrical safety certificates in place.

MATERIAL INFORMATION

Tenure: Freehold. Currently Tenanted though notice has been served which expires end of August 2025.

Council Tax: Band B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



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