



**Tom Parry**

54, South Snowdon Wharf, Porthmadog, LL49 9NE

**£225,000**

## 54 South Snowdon Wharf, Porthmadog, LL49 9NE

Tom Parry & Co are delighted to offer for sale this fantastic three bedroomed terrace property, situated at the head of the popular harbour community of South Snowdon Wharf. Property on this part of the wharf seldom come to market, enjoying the benefit of a harbour view but tucked away from the hustle and bustle.

The property has an 'upside down' layout, allowing the living space to enjoy the fantastic views from a private balcony, where you can enjoy stunning harbour views, perfect for unwinding after a long day or hosting friends on sunny afternoons.

With three bedrooms over both floors and a well appointed bathroom, this property has ample space for families looking to escape for relaxing weekend or for those wishing to reside here permanently. The property would make a fantastic home or investment opportunity.

Living in Porthmadog means you are surrounded by the breathtaking landscapes of Snowdonia National Park, with easy access to local amenities, shops, and eateries. This mid-terrace house is not just a place to live; it is a gateway to a lifestyle filled with adventure and tranquility. Whether you are looking to settle down or invest in a holiday home, this property is a wonderful opportunity not to be missed.

**Our Ref: P1628**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with cloak and under stair storage area and modern electric radiator

#### Bedroom 1

with window overlooking harbour; built in wardrobes; carpet flooring and radiator

#### Bedroom 2

with built in wardrobes; carpet flooring and radiator

#### Shower Room

with shower cubicle; wash basin and WC set into vanity unit and heated towel rail

### FIRST FLOOR

#### Open Plan Living/Dining/Kitchen Area

##### Kitchen

with a range of fitted wall and base units; integrated oven with hob and extractor over; under counter fridge; stainless steel sink and drainer

#### Living Room/Dining Area

with sliding patio doors onto private balcony; carpet flooring and electric panel heater

#### Bedroom 3

with fitted wardrobes; carpet flooring and panel heater

### EXTERNALLY

The property has a private balcony enjoying harbour views and a private parking space

### SERVICES

Mains electricity, water and drainage

### MATERIAL INFORMATION

Tenure: Leasehold - 999 year lease - 943 years unexpired

Ground Rent: £87.50 every 6 months

Service Charge: £941.99

Council Tax: Band D



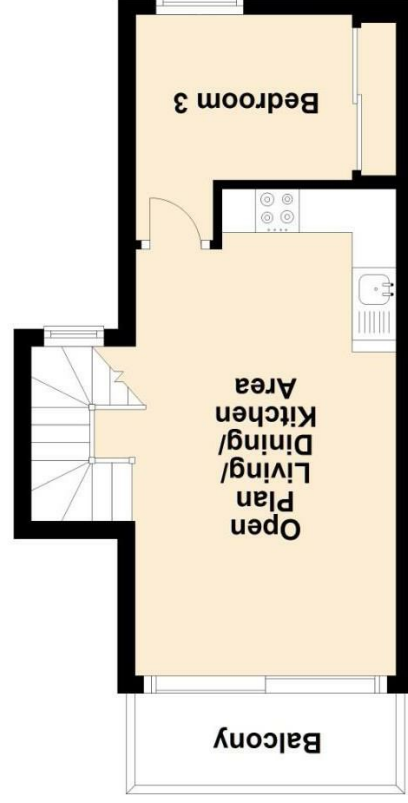




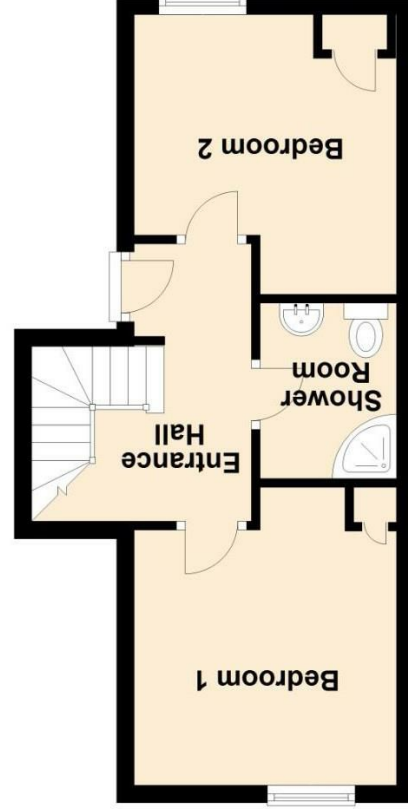
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



First Floor



Ground Floor