



Tom Parry

43, Chapel Street, Porthmadog, LL49 9DN

£165,000

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Tom Parry & Co are delighted to offer for sale this delightful mid-terrace house located on the popular Chapel Street in the bustling harbour town of Porthmadog. Spanning an impressive 1,184 square feet, this home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed into a cosy reception room with log burning stone set within a feature inglenook, that serves as a perfect gathering space for family and friends. The extended kitchen and dining space is also a fantastic asset to this lovely home.

The property is situated in a vibrant community, with local amenities, schools, shops, and scenic views of the surrounding area just a stone's throw away. Porthmadog is known for its stunning landscapes and proximity to the beautiful Snowdonia National Park, making it an excellent choice for outdoor enthusiasts.

This charming home presents a wonderful opportunity for those looking to settle in a picturesque location with a rich cultural heritage. Whether you are a first-time buyer or seeking a new family home, this property on Chapel Street is sure to impress. Don't miss the chance to make this lovely house your new home.

Our Ref: P1630

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with wood effect laminate flooring and cloak storage

Living Room

with log burning stove set within feature inglenook fireplace; understair storage cupboard; wood effect laminate flooring; radiator and glazed double doors to:

Kitchen/Diner

with large floor area including a range of fitted wall and base units; stainless steel sink and drainer; integrated double oven with hob and extractor fan over; space and plumbing for both washing machine and dishwasher; space for tumble dryer; window overlooking rear yard; door to rear yard; tiled splashbacks; tiled floor and radiator

FIRST FLOOR

Landing

Bedroom 1 (Rear)

with carpet flooring and radiator

Bedroom 2 (Front)

with carpet flooring and radiator

Bedroom 3 (Middle)

with rooflight; carpet flooring and radiator

EXTERNALLY

The property has an enclosed yard at the rear, laid to paving slabs with a timber storage shed and gated access to service lane at the rear

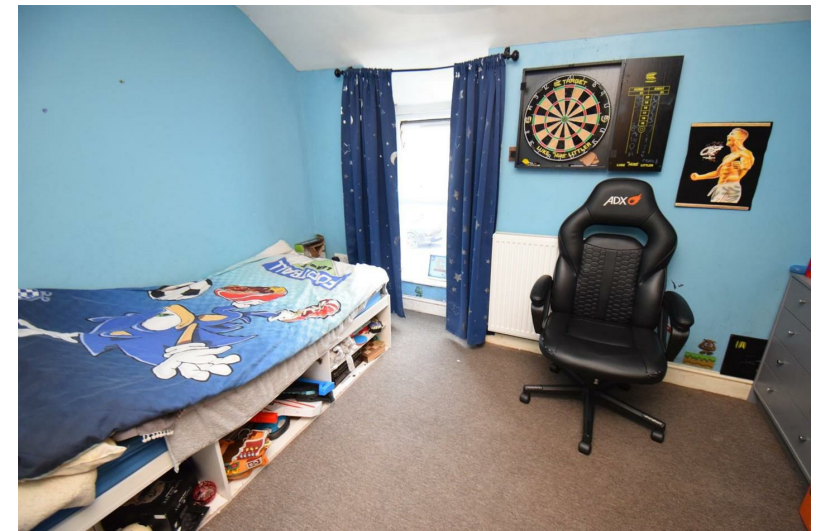
SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B



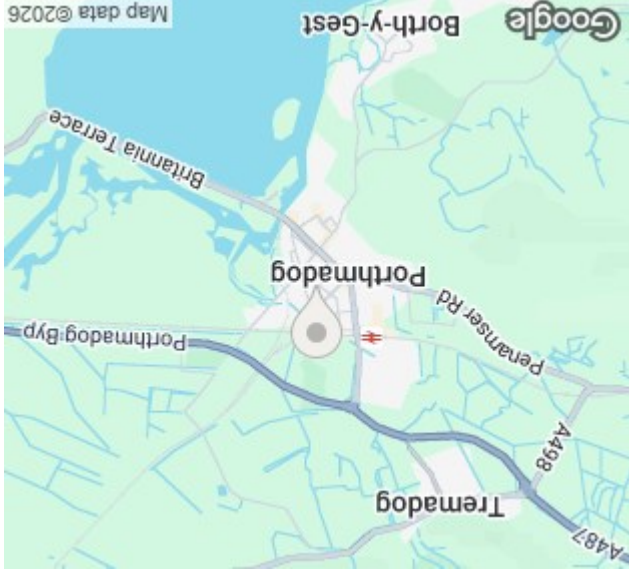




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor plan Awaited