



# Tom Parry

The Mews, Bank Place, Porthmadog, LL49 9AA

£235,000

## The Mews Bank Place, Porthmadog, LL49 9AA

Tom Parry & Co are delighted to offer for sale this fantastic property, nestled in the heart of popular harbour town of Porthmadog. This substantial house on Bank Place presents an excellent opportunity for those seeking a blend of comfort and potential. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide a perfect retreat for family members or guests, while the two bathrooms ensure convenience for all.

The central location of this home means you are just a stone's throw away from local amenities, shops, and the picturesque surroundings that Porthmadog has to offer. Whether you are looking to enjoy the vibrant community or explore the stunning landscapes of North Wales, this property serves as an ideal base.

Moreover, the house boasts modernisation potential, allowing you to put your personal touch on the space and create your dream home. With parking available for one vehicle, you will find practicality alongside charm in this delightful residence.

**Our Ref: P1611**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Utility

with worktop housing stainless steel sink; range of fitted wall units; space and plumbing for washing machine and dryer and door to yard

#### Bathroom

with corner bath; low level WC and pedestal wash basin

#### Front Hallway/Conservatory

with double doors onto front courtyard and polycarbonate roof

#### Living Room

with log burning stove set within brick and stone surround with built in storage to the side; carpet flooring and radiator

#### Kitchen

with a range of fitted wall and base units; one and a half bowl stainless steel sink and drainer; built in double oven; built in hob with extractor over; space and plumbing for dishwasher; part tiled walls and window to the front

#### Dining Room

with raised area at rear; carpet flooring and French doors onto front patio

### FIRST FLOOR

#### Landing

#### Bedroom 1

with fitted wardrobes; large picture window with views towards Cnicht; carpet flooring and radiator

#### Bedroom 2

with carpet flooring and radiator

#### Bedroom 3

with carpet flooring and radiator

#### Bathroom

with fitted shower cubicle; low level WC; pedestal washbasin

#### EXTERNALLY

The property is accessed via large double timber gates that lead to the front courtyard with off road parking. There are two sheds to the side of the house and an area of mature shrubs.

There is a loft storage area above the utility room which we understand to have light connections and measures 5.94m x 2.51m.

#### SERVICES

All mains services

#### MATERIAL INFORMATION

Tenure: Freehold - the property is going through probate

Council Tax: Band C

No onward chain





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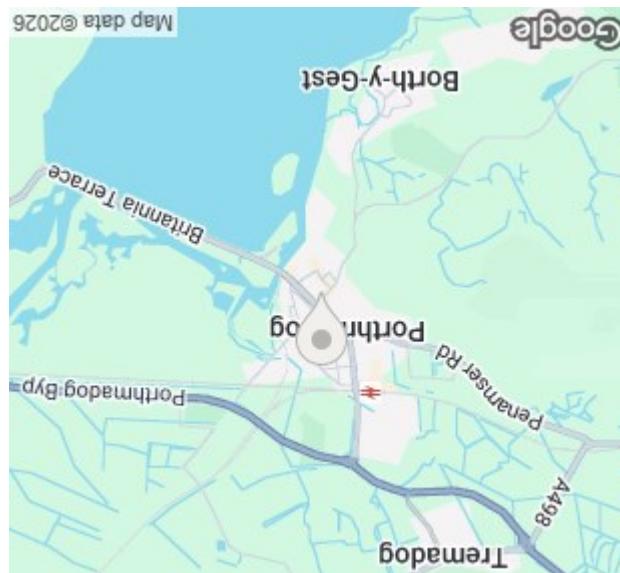
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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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