

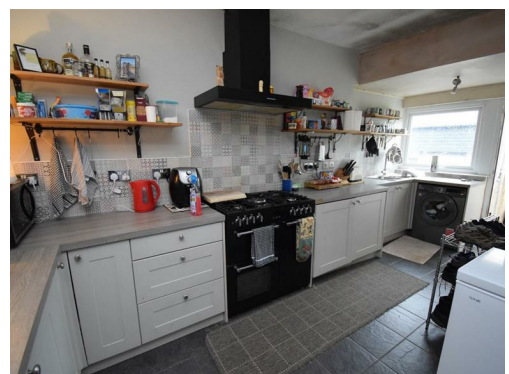
Tom Parry



42 Chapel Street, Porthmadog, LL49 9DN

£159,950

- Extended terraced property
 - Two bedrooms
- Large garden to rear
 - Off road parking
- Perfect starter home
 - Central location



Tom Parry & Co are delighted to offer for sale this fantastic mid-terrace house, situated on the popular Chapel Street, in the centre of the harbour town of Porthmadog.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, perfect for relaxation or entertaining guests with a log burning stove set within a stone inglenook. The property has been extended to the rear to provide a good size kitchen and bathroom at the rear. There are two bedrooms to the first floor.

One of the standout features of this property is the large garden at the rear, with off road parking space available for two vehicles, a rare find in such a desirable location. This added benefit allows for easy access and peace of mind, particularly in a bustling area.

Our Ref: P1593

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Porch

Living Room

with stone inglenook fireplace with inset log burning stove; opening overlooking kitchen; under stair storage; carpet flooring and radiator

Kitchen/Diner

with a range of fitted wall and base units; five ring 'Range' style cooker with extractor over; space and plumbing for washing machine; integrated under counter fridge and freezer; one and a half bowl stainless steel sink and drainer; space for dining table and door to rear porch

Bathroom

with panelled bath with shower over; pedestal wash basin; low level WC and heated towel rail

Rear Porch

with access to garden

FIRST FLOOR

Landing

Bedroom 1

with stripped timber floorboards; window to front and radiator

Bedroom 2

with carpet and radiator

EXTERNALLY

The property occupies a pavement side position to the front.

At the rear there is a long garden, laid to lawn with private off road parking to the rear of the garden and a wood store.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold - currently a main residence

Council Tax: Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 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.



Tom Parry

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