



Tom Parry

58D, South Snowdon Wharf, Porthmadog, LL49 9NE

£205,000

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Tom Parry & Co are delighted to offer for sale this two storey duplex apartment situated in a prime harbourside development of leisure homes in the popular town of Porthmadog. The vendors have refurbished the property to a high standard to provide a beautiful two bedroomed apartment with an open plan living/kitchen area opening to a balcony which enjoys both Estuary and Harbour views. This property is also a rarity on South Snowdon Wharf having the benefit full central heating! The balcony has all day sunshine and a canopy to enjoy the outside space year round.

The Property is located within easy walking distance of the town's amenities and facilities and the renowned Welsh Highland & Blaenau Ffestiniog heritage railway is also on its doorstep.

Early viewing is highly recommended.

Ref: P1256

ACCOMMODATION

All measurements are approximate

FIRST FLOOR

Hallway

Open Plan Living/Kitchen Area

The kitchen area is fitted with modern high gloss wall and base units with real wood worktop over; 'Lamona' induction hob with extractor over; integral single oven; integral under-counter fridge; breakfast bar with integrated wine fridge; stainless steel sink unit; radiator; 'Amtico' style hardwood flooring; under-stair storage; sliding patio door to balcony with views across harbour

Bedroom 2

with carpet flooring; feature sloping ceiling; radiator; views towards harbour bridge and mountains beyond

SECOND FLOOR

Landing

with built-in storage containing space and plumbing for automatic washing machine and tumble dryer

Bedroom 1

with carpet flooring; built-in wardrobe containing electric boiler; views towards harbour and over balcony

Shower Room

with suite consisting of low level WC & wash hand basin set in vanity unit; large mains powered shower unit with glass screen and fitted with 'rainshower'; tiled floor with underfloor heating; part tiled walls; heated towel rail; window with mountain views

EXTERIOR

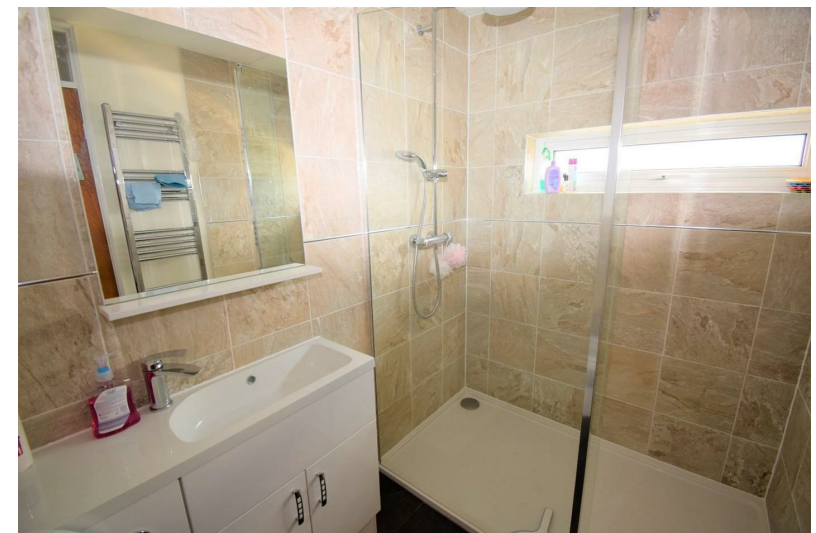
Designated parking space and private balcony to enjoy the evening sun, with canopy over.

SERVICES

Mains Water, Electricity and Drainage. Full central heating.

999 year Leasehold with approximately 940 years remaining.

Annual Maintenance Charges to be confirmed.





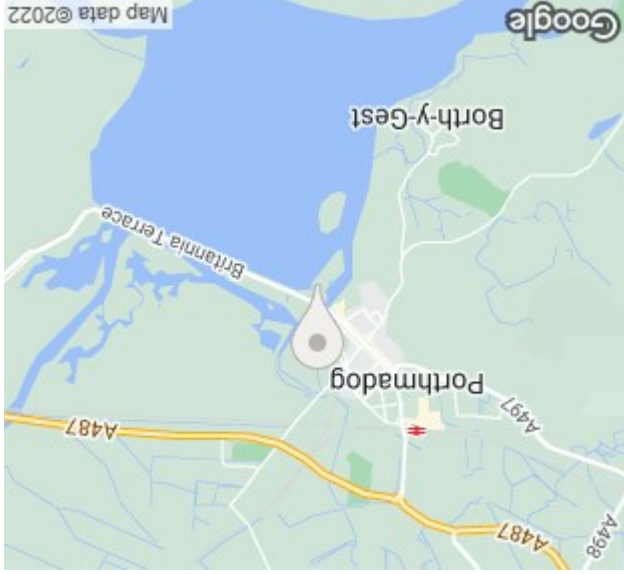


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		



Floor plan Awaited