



**Tom Parry**

Bro Hafan, Mersey Street, Porthmadog, LL49 9UB

**£395,000**

## Bro Hafan Mersey Street, Porthmadog, LL49 9UB

Nestled on Mersey Street in the charming village of Borth-Y-Gest, Porthmadog, this remarkable detached house offers a unique living experience in a converted former church building. Spanning an impressive 1,421 square feet, the property beautifully combines original features with modern open-plan living, creating a warm and inviting atmosphere.

The main living accommodation is on the first floor, and the open plan living area has large windows providing stunning views over the bay. This delightful space is perfect for both relaxation and entertaining, allowing you to enjoy the picturesque surroundings from the comfort of your home.

The property boasts three generously sized bedrooms to the ground floor, each offering ample space and natural light, making them ideal for family living or accommodating guests.

Situated just a stone's throw from the beach, this home is perfect for those who appreciate coastal living and the beauty of nature. Whether you are looking for a permanent residence or a holiday retreat, this property offers a rare opportunity to own a piece of history in a stunning location. With its blend of character, space, and proximity to the beach, this detached house on Mersey Street is a must-see for anyone seeking a unique and inviting home in Borth-Y-Gest.

**Our Ref: P1638**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with cloak cupboard; airing cupboard with radiator and a generous storage cupboard; large window to the front; carpet flooring and radiator

#### Bedroom 1

with dual aspect windows; wash hand basin; carpet flooring and radiator

#### Bedroom 2

with dual aspect windows; wash hand basin; carpet flooring and radiator

#### Bedroom 3

with dual aspect windows, enjoying sea views to the side; carpet flooring and radiator

### Bathroom

with 'P' shaped bath with shower over; pedestal wash basin; low level WC; cupboard housing washing machine and radiator

### FIRST FLOOR

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

with feature vaulted ceilings with exposed beams; large triple aspect windows enjoying views of the bay from the living areas

#### Kitchen

with a range of fitted wall and base units; stainless steel sink and drainer; feature pew bench seating; electric oven; freezer space within cupboard and under counter fridge

### EXTERNALLY

The property has a small terrace to the front, with access to a small patio area at the rear

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D





# Tom Parry

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tomparry.co.uk



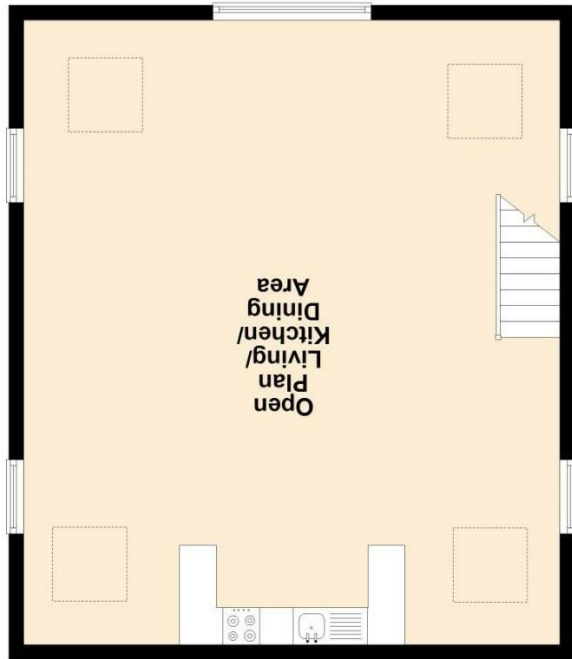
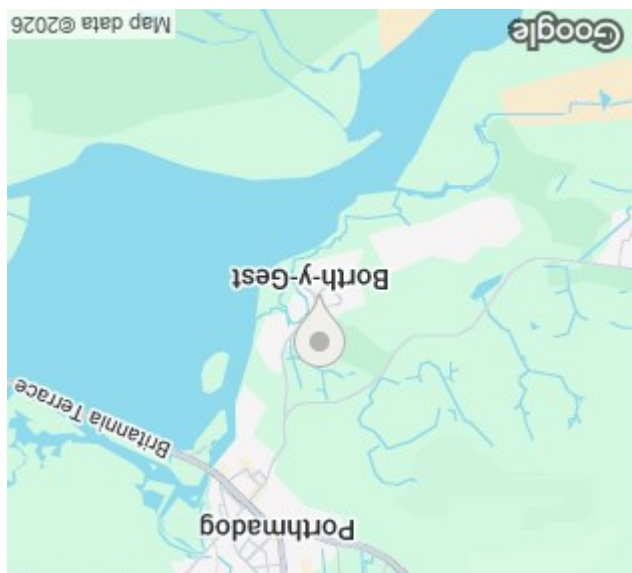
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability.

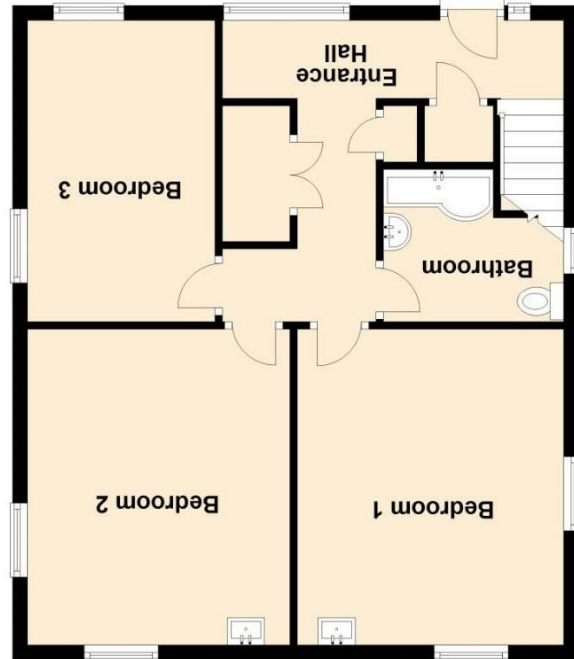
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their

Total area: approx. 122.0 sq. metres (1313.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



**First Floor**  
Approx. 61.0 sq. metres (656.6 sq. feet)



**Ground Floor**  
Approx. 61.0 sq. metres (656.6 sq. feet)