



# Tom Parry

22, Dora Street, Porthmadog, LL49 9AF

£265,000



## 22 Dora Street, Porthmadog, LL49 9AF

Tom Parry & Co are delighted to offer for sale this fantastic four bedroomed family property, situated in an elevated position the heart of Porthmadog town centre.

This property has everything a family could need, including a fantastic fitted kitchen, breakfast room and large lounge diner to the ground floor and four bedrooms and spacious family bathroom to the upper floors. In addition to this the property has a cellar area with a WC and plumbing in place that could create a fantastic utility space and a home office.

Externally there is parking to the front of a detached garage and two levels of garden including a covered "outdoor bar" with decking overlooking a good sized lawned garden and an upper patio which is one of the best sun traps in Porthmadog! The views from the master bedroom span for miles towards Cnicht and the Moelwynion Mountain Range.

This property really needs to be seen to appreciate the quality of the finish and the volume of space that would be perfect for any family! Early viewing is recommended.

**Our Ref: P1591**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hall

with wood effect flooring; understairs storage cupboards; radiator and stairs to first floor

#### Lounge/Diner

with dual aspect windows; gas log burner effect fire set within inglenook with timber mantle over; timber flooring and 2 radiators

#### Kitchen

with a range of modern fitted wall and base units; fitted units around space for Amercian style fridge freezer; ceramic one and a half bowl sink and drainer; space and plumbing for washing machine and dishwasher; Range style five ring oven with modern extractor fan over and modern electric radiator

#### Breakfast Room

with tiled flooring; breakfast bar and door to upper patio

#### Cellar

accessed via steps from upper patio area; with WC and plumbing, light and power connections

#### Home Office

with door to side and to garage

### FIRST FLOOR

#### Landing

#### Bedroom 2

with views over the garden and towards the mountains; carpet and radiator

#### Bedroom 3

with window to the front; carpet and radiator

#### Bedroom 4

with window to the front; carpet and radiator

#### Family Bathroom

with roll top bath with central taps; shower cubicle; low level WC; pedestal wash basin; heated towel rail and built in cupboard

### SECOND FLOOR

#### Bedroom 1

with two large 'Velux' windows opening to stunning mountain views; feature exposed beams; eaves storage cupboards; carpet and radiator

### EXTERNALLY

The property has parking to the front of a detached garage at the side of the house.

At the the rear there is a generous upper patio area, which steps down to a fantastic garden which includes a bespoke outdoor 'bar'/decked seating area which looks over a large lawned garden with a range of mature shrubs and plants.

There is also a lower yard area to the side of the cellar, with gated access to a rear lane at the back of the house.

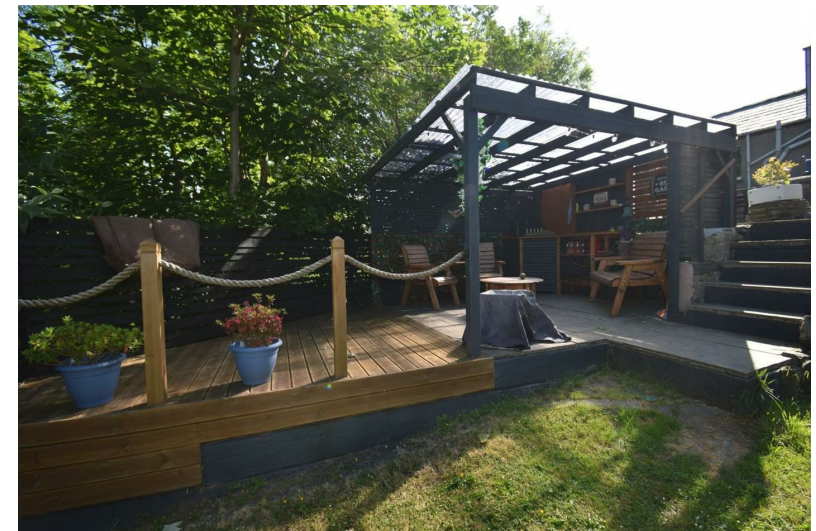
### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold - main residence

Council Tax:~ Band C









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.

Floor Plan Awaited

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	75 C
39-54	E		
21-38	F		
1-20	G		

