



Tom Parry

11, Dora Street, Porthmadog, LL49 9AF

£175,000

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Tom Parry & Co are delighted to offer for sale this substantial detached period residence, conveniently situated in a quiet residential street being within convenient walking distance of the High Street shops and the town amenities. The property requires some modernisation and refurbishment works which provides a perfect canvas for creating a fantastic family home. The property has two large reception rooms with fantastic high ceilings creating a light and airy space; and four bedrooms, a box room and an additional attic room to the upper floors.

Early viewing is highly recommended.

Ref: P1285

ACCOMMODATION

Ground Floor

Front Porch

Entrance Hall

with radiator

Lounge

with wall mounted gas fire; two radiators; two large sash windows with views over garden

Dining Room

with fitted gas fire with timber surround; radiator

Kitchen

with single drainer sink unit and base unit; radiator; door to side yard;

Rear Hallway

with under stairs store area

Half Landing

Bedroom 4

enjoying views over the town; wall mounted "Worcester" gas fired boiler

Bathroom

with suite comprising panelled bath; low level w.c.; wall mounted wash hand basin; radiator; fitted Cylinder/Airing Cupboard with hot water cylinder and radiator

First Floor

Bedroom 1

dual aspect room with views over the town towards the Merioneth mountains; radiator

Bedroom 2

with views over the town towards the Merioneth mountains; radiator

Bedroom 3

with radiator

Box Room

Landing

with radiator

Second Floor

Attic Room

External

Enclosed yard and garden and detached garage.

Services

All Mains Services.

Gas Fired Central Heating System







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.

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