

Tom Parry

11, South Snowdon Wharf, Porthmadog, LL49 9ND

£198,000

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Tom Parry & Co are delighted to offer for sale this delightful mid-terrace property, situated on the estuary side of the popular South Snowdon Wharf in the harbour town of Porthmadog. Spanning 743 square feet, the property features two well-proportioned bedrooms and a welcoming reception room, ideal for both relaxation and entertaining.

One of the standout features of this property is the breathtaking views of the estuary and the Ffestiniog Railway, which can be enjoyed from the whole property and from the generous balcony. Imagine waking up to the serene sights and sounds of nature, providing a tranquil backdrop to your daily life.

Additionally, this property has a proven track record as a successful holiday let, making it an excellent investment opportunity for those looking to enter the rental market or simply enjoy a home in this picturesque location. With its prime position in Porthmadog, you will find yourself within easy reach of local amenities, shops, and the stunning landscapes of Snowdonia National Park. This property is not just a house; it is a gateway to a lifestyle filled with adventure and relaxation. Whether you are seeking a permanent residence or a holiday retreat, this home is sure to impress. Don't miss the chance to make it yours.

Our Ref: P1615

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Entrance Porch
with tall fitted storage cupboard

Entrance Hallway
with understair store cupboard and cloak area and night storage heater

Bedroom 1
with window enjoying far reaching estuary views; fitted wardrobes with sliding mirrored doors and carpet flooring

Bedroom 2
with window enjoying far reaching estuary views; fitted wardrobes and shelving and carpet flooring

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

FIRST FLOOR

Open Plan Lounge/Dining/Kitchen

Kitchen
with a range of fitted wall and base units; integrated under counter fridge; one and a half bowl sink and drainer; freestanding double electric oven and tall larder cupboard housing hot water cylinder with immersion fitted

Lounge/Diner
with bifolding doors opening onto spacious balcony; window to the front; stunning panoramic estuary views; space for dining table; carpet flooring and night storage heater

EXTERNALLY
The property has the benefit of a large decked balcony with steps down to the harbour side.

There is also a dedicated parking space.

SERVICES
Mains water, electricity and drainage

MATERIAL INFORMATION
Tenure: Leasehold - 999 years with approximately 950 years left unexpired

Ground Rent: TBC

Service Charge: TBC

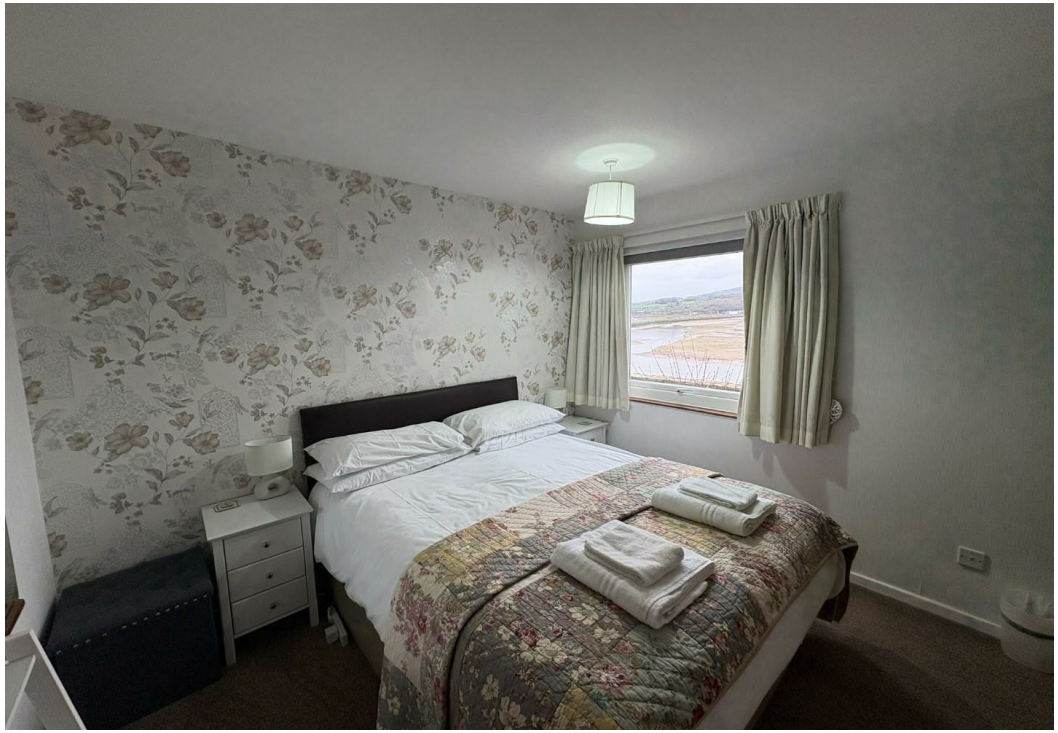
Currently obtaining the requisite number of days to allow business rates to apply. Successfully let through Sykes under reference 1169054.





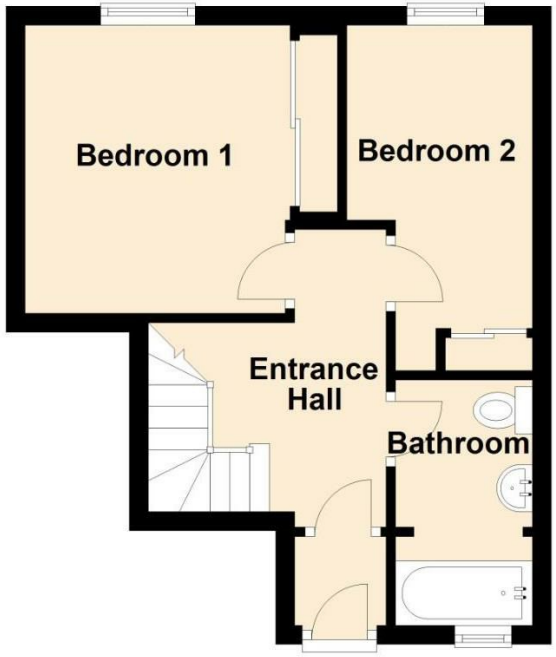




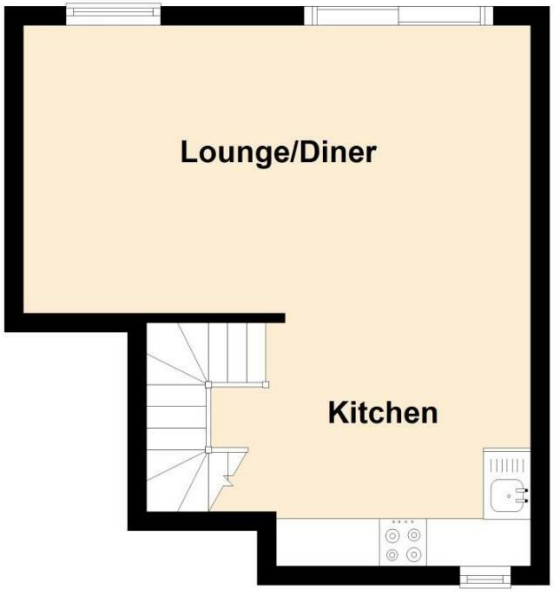




Ground Floor
Approx. 27.9 sq. metres (299.9 sq. feet)



First Floor
Approx. 26.4 sq. metres (284.1 sq. feet)





Total area: approx. 54.3 sq. metres (584.0 sq. feet)

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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