



**Tom Parry**

60, Chapel Street, Porthmadog, LL49 9DN

**£165,000**

## 60 Chapel Street, Porthmadog, LL49 9DN

Tom Parry & Co are delighted to offer for sale this three storey mid-terraced property located on a much sought after residential street in the heart of Porthmadog town centre.

This property has the benefit of a large, light and airy kitchen to the lower ground floor which opens up to a sizeable garden with lawn, patio and shed. The kitchen leads to a lower ground floor sitting room/dining room. To the ground floor (accessible off Chapel Street) there is a spacious living room, inner hallway with ample storage and a modern bathroom. There are three good sized bedrooms to the first floor.

This property could make a fantastic family home or offer a great investment opportunity. Early viewing is recommended.

**Our Ref: P1424**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Living Room

with bay window to front, radiator, electric fire set in marble & timber surround, window to rear

#### Inner Hallway

with ample built in storage, one cupboard containing a wall mounted Worcester boiler

#### Bathroom

with panelled bath with shower over & glass screen, wash hand basin, low level WC and panelled walls

### LOWER GROUND FLOOR

#### Sitting Room/Dining Room

with electric fire set in marble surround, under stairs storage, radiator, borrowed light to kitchen

#### Kitchen

with range wall and base units with worktop over; 1 1/2 bowl stainless steel sink and drainer; built in electric oven and hob with extractor over; space for under counter appliances and door to rear garden.

### FIRST FLOOR

#### Landing

with loft access

#### Bedroom 1

with built in storage, carpet, radiator.

#### Bedroom 2

with carpet and radiator.

#### Bedroom 3

with carpet and radiator.

### EXTERNALLY

The property occupies a pavement side position at the front.

At the rear there is a large garden accessed from kitchen and also via service yard at rear. The garden mainly round to lawn with patio and shed at rear.

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B





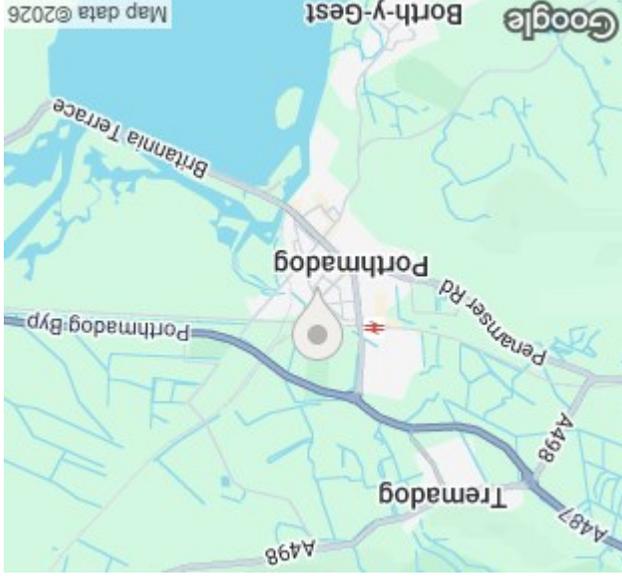


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

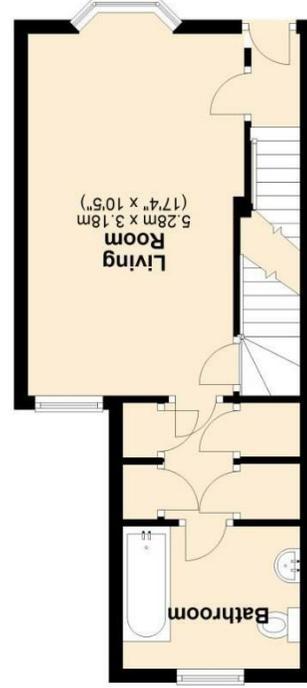
working ability.

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

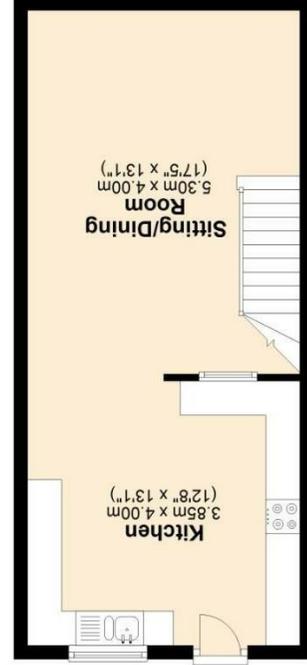
Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	69 C	
81-91	B		84 B
92+	A		



Second Floor



First Floor



Ground Floor

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using Planip.