



Tom Parry

51, Maes Gerddi, Porthmadog, LL49 9LE

£185,000

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Tom Parry & Co are delighted to offer for sale this fantastic bungalow located in a much sought after residential location a short walk from the centre of Porthmadog. The property provides 2/3 bedrooms, a kitchen, living room and bathroom as well as the added benefit of an attached garage and a good sized garden at the rear. The property is in need of some modernisation works but this give the perfect opportunity to put your own stamp on it and make the perfect family home!

Early viewing of this property is highly recommended.

Our Ref: P1303

ACCOMMODATION

All measurements are approximate

Entrance Porch

with cloak area

Entrance Hallway

a spacious hallway with built in airing cupboard and access to loft

Living Room

with fitted electric fire set in tiled surround and hearth and carpet floor covering

Kitchen

with a range of fitted wall and base units with work top over; stainless steel sink and drainer; large built in pantry cupboard; space and plumbing for washing machine and door to side of the property

Bedroom 1

With carpet floor finishes; window overlooking garden and electric radiator

Bedroom 2

With carpet floor finishes; window overlooking garden and electric radiator

Dining Room/Bedroom 3

With carpet floor covering and electric radiator

Bathroom

with panelled bath; pedestal wash basin and partially tiled walls

Separate WC

With low level WC.

EXTERNALLY

The property has a private driveway to the front leading to the garage which has light and power connection as well as an access door at the rear.

There is a lawned garden to the left hand side of the driveway.

The garden is accessible from a passageway to the side which leads to a spacious rear garden with a large patio and lawned garden with hedged boundary.

SERVICES

All mains services.







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

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.

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