



Tom Parry

Gloddfa, Porthmadog, LL49 9SN

Offers in the region of £265,000

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Tom Parry & Co are delighted to offer for sale this traditional Welsh stone cottage set in an elevated position on the outskirts of the village of Tremadog. The property is accessed via a country lane and overlooks an area of woodland with a stream running below it.

The property has been tastefully modernised to provide two spacious reception rooms and two bedrooms, - one being a cosy crogloft. The vendor has created a tranquil outside area with timber decking to sit and enjoy the peace and quiet and the relaxing sounds of the tumbling stream beneath the house. Whilst nestled in the hills it remains a short drive from the amenities that both Tremadog & Porthmadog have to offer so you can enjoy the best of both worlds!

Early viewing is highly recommended.

Our Ref- P1284

ACCOMODATION

Measurements are approximate

GROUND FLOOR

Entrance Hall

with cloak area and quarry tiled floor with steps to crogloft (bedroom 1).

Sitting Room

with log burning stove, quarry tiled floor and feature exposed beams.

Kitchen/Breakfast Room

with a range of built in units with solid wood worktops, ceramic sink and drainer, Rayburn, crog loft storage and quarry tiled floors.

Dining Room

with log burner set in inglenook, quarry tiled floors and stable door leading to rear patio.

Rear Hallway

with quarry tiled floors.

Bedroom 2

with carpet flooring, dual aspect windows and night storage heater.

Bathroom

with large shower cubicle, pedestal wash basin & low level WC; electric wall heater and quarry tiled floor.

Bedroom 1 (Crogloft)

Stained floor boards and rooflight.

EXTERNALLY

The property is accessed via a country lane that leads to a parking area at the side of the property. There is a seating area with decking to the front; small patio and banked lawn to the side of the dining room and a small garden to the rear.

There is also a large stone/timber workshop (8.6m x 4.7m), a log store and a timber shed for the storage of the water borehole apparatus.

SERVICES

Mains electricity; oil fired Rayburn providing hot water; electric storage heaters and log burners; private drainage and private water supply via newly installed borehole.







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.

Floor Plan Awaited

