

Tom Parry



9 Terrace Road, Porthmadog, LL49 9BA

£139,950

- Beautifully refurbished terraced property a short walk from the town centre
 - Two bedrooms and two reception rooms over three floors
 - Gas central heating
 - uPVC double glazing
 - Fantastic for first time buyers and investors alike



Our Ref: P1245

LOWER GROUND FLOOR

Kitchen/Sitting Room

with a range of fitted wall and base units including a "peninsula" island/breakfast bar with worktops over; stainless steel sink and drainer; tiled splashbacks; double oven with gas hob over and extractor fan; feature uplighters; radiator; TV point and door to the rear

Utility Room

with space and plumbing for washing machine

WC

with low level WC; partially tiled walls and corner wash hand basin

GROUND FLOOR

Lounge

with dual aspect windows to front and rear; built in storage cupboard with wall mounted "Ideal" gas fired combi boiler; shelving to recessed alcove; TV point and two radiators

FIRST FLOOR

Landing

Bedroom 1

with double fitted wardrobe

Bedroom 2

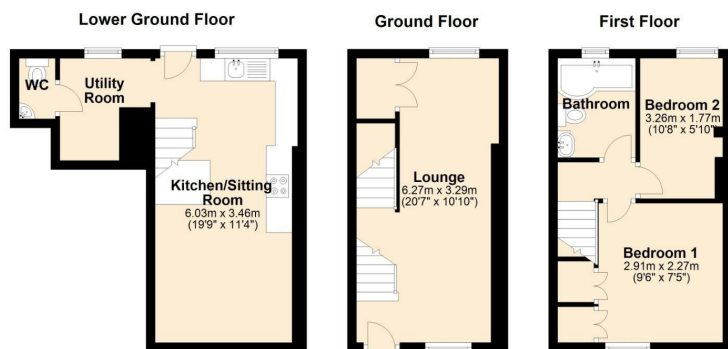
with fitted shelving and radiator

Bathroom

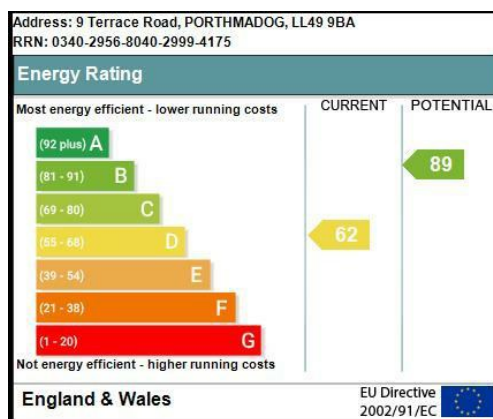
with white three piece suite including "P" shaped bath with 'Triton T80' shower over and shower screen; low level WC; washbasin set into vanity unit; heated towel rail; tiled walls; mirrored cabinet set into alcove and extractor fan.

SERVICES

All mains services



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 PlanUp.



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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