Tom Parry

19 Garth Terrace, Porthmadog, LL49 9BE

£80,000

- Investment opportunity
- Modernisation and refurbishment required
- Garden at rear
- Harbour views
- Short walk from the centre of town
- No onward chain

Nestled in the charming area of Garth Terrace, Porthmadog, this mid-terrace house presents a wonderful opportunity for those looking to create their dream home. With one reception room and one bedroom, this property is perfect for individuals or couples seeking a quaint retreat.

One of the standout features of this property is its fantastic views towards the harbour, offering a picturesque backdrop that is sure to impress. The rear garden adds to the appeal, providing a private outdoor space where one can relax or entertain guests while enjoying the serene surroundings.

This property is ripe for renovation and personalisation. With a little imagination and effort, you can transform this house into a stylish and modern home that reflects your unique taste. The potential for improvement is significant, making it an exciting project for those with a vision.

Located in the delightful town of Porthmadog, you will find yourself surrounded by stunning landscapes and a vibrant community. This property is not just a house; it is a canvas waiting for your creative touch. If you are looking for a place with character and the promise of transformation, this mid-terrace house on Garth Terrace could be the perfect fit for you.

Our Ref: P1646

ACCOMMODATION
All measurements are approximate

LOWER GROUND FLOOR

Kitchen
4.516 x 3.218 (14'9" x 10'6")
with fitted base units housing stainless steel sink and drainer; partially tiled; separate access at the front

GROUND FLOOR

Living Room
4.516 x 3.218 (14'9" x 10'6")
with window to the front enjoying harbour views to side; open fire set in tiled and timber surround and fitted cupboard

FIRST FLOOR

Bedroom
4.516 x 3.218 (14'9" x 10'6")
with window to the front enjoying harbour views to side and ladder access to loft storage room

En-Suite
with shower cubicle; low level WC and wash hand basin

EXTERNALLY
At the rear of the house there are steps up to a lawned garden that has enviable views towards the harbour. Note that the garden is separated from the house by a narrow access lane.

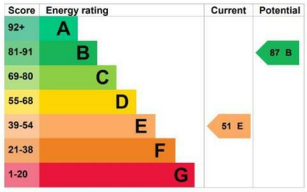
SERVICES
All mains services

MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Band B

The property is going through probate.

Total area: approx. 40.9 sq. metres (440.6 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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