Tom Parry

6, Britannia Place, Porthmadog, LL49 9LY

£170,000

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Nestled in the charming Britannia Place, Porthmadog, this delightful mid-terrace Grade II listed cottage offers a unique blend of historical significance and modern living. With a rich railway heritage, this property is steeped in character and charm, making it a truly special home.

The cottage boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The three well-proportioned bedrooms provide ample space for relaxation and rest, catering to families or those seeking a comfortable retreat.

One of the standout features of this property is the private garden to the rear, offering a tranquil outdoor space to unwind and enjoy the fresh air. Whether you wish to cultivate a garden or simply relax with a book, this area provides a perfect escape. Additionally, shared parking is available to the front, which is a valuable asset in this sought-after location.

This cottage not only offers a home but also a glimpse into the rich history of Porthmadog, making it an ideal choice for those who appreciate heritage and character. With its prime location and charming features, this property is a wonderful opportunity for anyone looking to settle in this picturesque part of Wales.

Ref: P1464

ACCOMMODATION
All measurements are approximate.

GROUND FLOOR

Entrance Hallway
with cloaks area and radiator

Kitchen/Breakfast Room
with range of modern fitted wall and base units; 1 1/2 bowl stainless steel sink and drainer unit; integrated Neff oven; integrated electric hob with extractor over; integrated slimline dishwasher; tiled splashback; carpeted seating area with arched window to front; wall mounted 'Worcester' boiler; two radiators; built-in storage to seating area; door to rear garden

Dining Room
with window to rear; carpet flooring; radiator

WC/Utility
with low level WC; wall mounted wash hand basin; space and plumbing for washing machine

Living Room
with stone Inglenook fireplace with open fire; carpet flooring; radiator; door to rear patio

FIRST FLOOR

Landing
with window to rear

Bedroom 1
with built-in cupboards; window to rear; 'Velux' window to front; carpet flooring; radiator; loft access

Bedroom 2
with built-in cupboard; feature arched window and 'Velux' to front; carpet flooring; radiator

Bedroom 3
with built-in cupboard; feature arched window and 'Velux' to front; carpet flooring; radiator

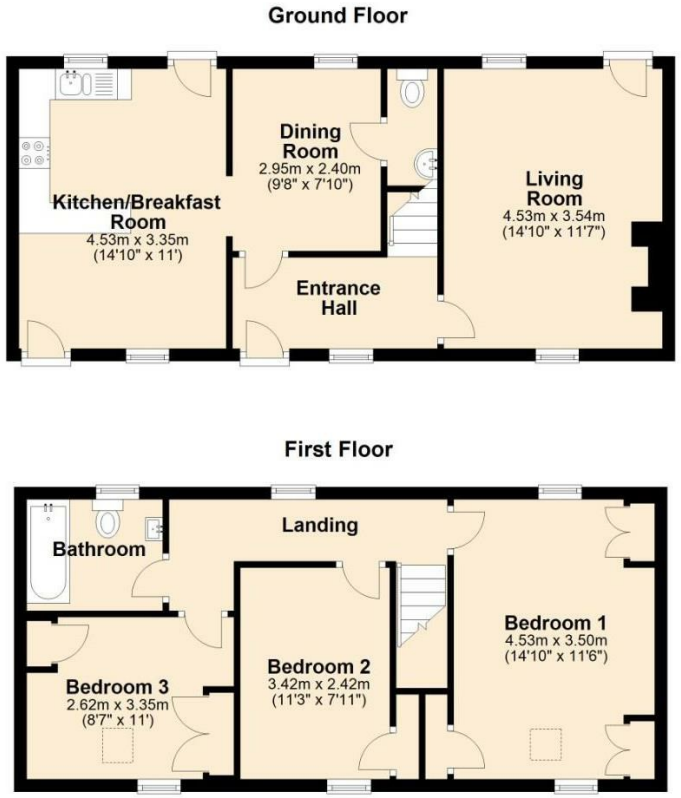
Bathroom
with panelled bath with electric shower fitted; low level WC; pedestal wash hand basin; heated towel rail

EXTERNALLY
The property is accessed via a gated patio to front, comprising a combination of brick and slate paving; a range of mature shrubs; storage unit and easy walking access to the Cob. We are advised that there is a right of way and right to park cars to road in front of the property.

Rear garden with large timber sheds with light and power connected and a slate patio area.

SERVICES
All mains services

MATERIAL INFORMATION
Tenure: Freehold
Gwynedd Council Tax Band 'B'
Right of way and right to park cars to road in front



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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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