



Tom Parry

Ty Gwyn, Factory Place, Porthmadog, LL49 9RE

£175,000

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Tom Parry & Co are delighted to offer for sale this Grade II listed cottage on the outskirts of the rural village of Tremadog. This cottage really is a hidden gem, set back from the main road by a gated entrance and a large garden that has the potential for providing some off road parking. The garden is full of mature shrubs and plants giving lovely views from the rooms at the front of the house. A free standing shed also provides storage.

Internally, the layout is a little quirky with a large dining room and sitting room, leading to a kitchen with utility with shower room and a separate kitchenette that has a staircase up to bedrooms 3 & 4, one of which is a through room so there is potential to open this up to a larger bedroom, subject to statutory listed building consents. From the main hallway there is a further staircase up to three large bedrooms and a family bathroom.

The property is in need of modernisation and some upgrading but for those of you with an appetite for living in a country cottage with "chocolate box" appeal this could be the property for you. Early viewing is highly recommended.

Ref: P1278

ACCOMMODATION

GROUND FLOOR

Hallway

with carpet flooring

Dining room

with views to garden at front; electric fire set in tiled surround with timber mantle; built-in alcove storage; radiator

Living Room

with vieWs over garden at front; electric fire set in tiled surround with decorative timber mantle; built-in alcove storage; radiator

Kitchen

with quarry tiled floor; built-in base units; 'inglenook' with floor mounted boiler; built-in alcove storage; radiator; steps up to Utility Room

Kitchenette

with stainless steel sink and drainer unit; built-in storage; feature exposed beams to ceiling and division wall; fitted base units

Utility Room

with vinyl flooring; 'belfast' sink', plumbing for washing machine; storage room

Shower Room

with shower cubicle; low level WC; pedestal wash hand basin; heated towel rail

FIRST FLOOR

Landing

with storage cupboard

Bedroom 1

with carpet flooring; electric fire set in timber surround; built-in overbed storage; views to front over garden

Bedroom 2

with carpet flooring; original cast iron decorative fireplace with tile glazed surround and timber mantle

Bedroom 5

with timber flooring; radiator; window to rear; loft access

Bathroom

with enamel bath with shower over; wash hand basin set in vanity unit; low level WC; carpet flooring

Bedroom 4/Study

with carpet flooring; sloping ceilings; built-in cupboard, opening through to Bedroom 3

Bedroom 3

with carpet flooring; built-in storage

EXTERNALLY

Long gated garden with hard standing towards the front with a large range of mature shrubs and plants to either side of the garden. Free standing shed.

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.

