



# Tom Parry

24, Chapel Street, Porthmadog, LL49 9DS

£178,000



## 24 Chapel Street, Porthmadog, LL49 9DS

Tom Parry & Co are delighted to offer for sale, nestled in the charming town of Porthmadog, on Chapel Street this 3 Bedroom, mid-terraced property. Providing ample accommodation, the two inviting reception rooms are perfect for entertaining or relaxing. The modern kitchen & bathroom are also well equipped, and perfect for those wanting to move into something thats ready to go.

Conveniently located within walking distance of the high street, residents will enjoy easy access to a variety of shops, cafes, and local amenities. This prime location ensures that everything you need is just a short stroll away, enhancing the overall convenience of daily life. Parking is available on street & off road at the rear.

In summary, this mid-terrace house on Chapel Street is a wonderful opportunity for first time buyers, small families or just those looking to settle in Porthmadog. Early viewing is highly recommended.

### OUR REF:

### ACCOMODATION

### GROUND FLOOR

#### Hallway

with carpet flooring

#### Lounge

with carpet flooring; radiator; wall mounted electric fireplace; understairs storage cupboard

#### Kitchen

with tiled flooring; part tiled walls & splashback; a range of fitted wall and base units; integrated double oven with gas hob and extractor over; 1 1/2 bowl stainless steel sink and drainer; space and plumbing for washing machine; space for tumble dryer; space for larder style fridge freezer; tall feature radiator; "french" doors leading to rear lounge/diner; door to rear

#### Rear Lounge/Diner

with tiled flooring; radiator; patio doors leading onto decking area

### FIRST FLOOR

#### Landing

with carpet flooring; radiator; roof/down light

#### Bedroom 1

with carpet flooring; radiator; window to front

#### Bedroom 2

with carpet flooring; radiator; window to rear

#### Bedroom 3

with carpet flooring; radiator; window to rear

#### Bathroom

with tiled flooring & panelled walls; large walk in shower cubicle; low level WC & sink basin fitted within vanity unit; radiator

### SERVICES

All mains services.

### EXTERNALLY

At the rear there is an enclosed/covered side store area that houses the recycling bins; a timber decking then covers the majority of the rear. Access to the decking can also be had from the patio doors leading off the diner/rear lounge. Lower down there is additional off road parking.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band "B"









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.

Floor Plan Awaited

EPC Awaited

