



Tom Parry

40, Maes Gerddi, Porthmadog, LL49 9LE

Offers in the region of £235,000

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Tom Parry & Co are delighted to offer for sale this semi-detached property located in a much sought after residential street in Porthmadog. The property has the benefit of a private driveway, garage and gardens to the front and year.

The property has been upgraded internally. There is a generous lounge diner leading to a sun room at the rear, a modern kitchen and hallway to the ground floor. The kitchen opens to a inner hallway that provides a link between the front and back gardens. To the first floor there are three bedrooms and a bathroom.

Houses on this street rarely come to market, being within walking distance of the local shops, schools and amenities. Early viewing is highly recommended.

Our Ref: P1395

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

Entrance Hall

with carpet and radiator

Lounge/Diner

with log burner effect electric fire set in timber and marble surround; radiator; carpet and sliding doors to:

Sun Room

with windows overlooking garden; door to garden; radiator and carpet

Kitchen

with a range of modern built in wall and base units with work top over; sink and drainer; space for free standing electric oven with extractor fan over; space for fridge/freezer; space and plumbing for washing machine; window to rear; under stair store cupboard and door to inner hallway

Inner Hallway

with access to front and rear gardens

FIRST FLOOR

Landing

with built in airing cupboard with slatted shelving; access to loft; carpet and window to side

Bedroom 1

with carpet and radiator

Bedroom 2

with window overlooking rear garden; carpet and radiator

Bedroom 3

with carpet and radiator

Bathroom

with corner shower cubicle; low level WC; pedestal wash basin; heated towel rail and vinyl flooring

EXTERNALLY

The property has the benefit of a private driveway to the front of an attached garage and a garden at the front, laid to lawn with mature shrub border.

At the rear there is a garden laid to patio with an external WC with tiled walls, low level WC and pedestal wash basin.

The garage has light and power connected.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C



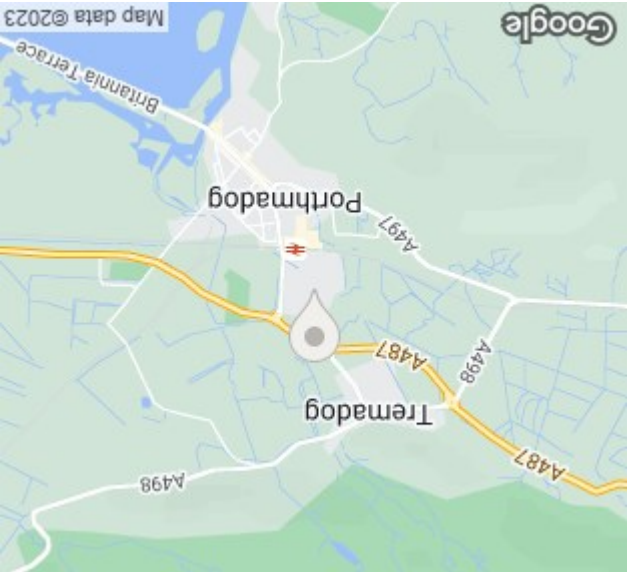




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.
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Score	Energy rating	Current	Potential
92+	A	86 B	70 C
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		