



# Tom Parry

40, Maes Gerddi, Porthmadog, LL49 9LE  
Offers in the region of £235,000

# 40 Maes Gerddi, Porthmadog, LL49 9LE

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 rear.

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 an 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

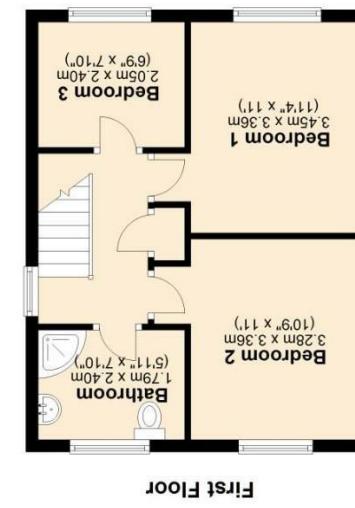
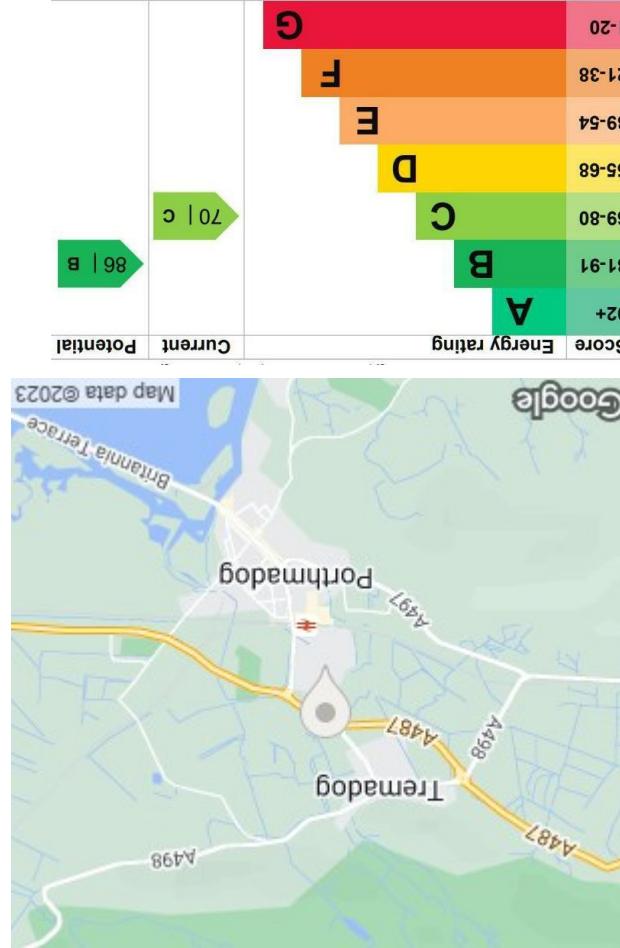






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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



## First Floor



## Ground Floor