Tom Parry

'Ship On Launch', 3 Lombard Street, Porthmadog, LL49 9AP

£180,000

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Tom Parry & Co are delighted to offer for sale this deceptively spacious Grade II Listed end-of-terrace dwellinghouse, being conveniently situated in the popular harbour town of Porthmadog.

The four bed room accommodation is arranged over three floors and has the benefit of a gas fired central heating system, a new kitchen and a recently modernised shower room.

'Ship on Launch' is close to the picturesque quayside and harbour, and within easy walking distance of the town's High Street shops and other amenities. The Welsh Highland narrow gauge railway is also close by, and the renowned Italianate village of Portmeirion is a short drive away.

Ref: P1434

ACCOMODATION
All measurements are approximate

BASEMENT

Storage Room
with corridor access and light connections

GROUND FLOOR

Entrance Hallway
with carpet flooring, radiator & wall mounted cloak hooks.

Lounge/Diner
with dual aspect window, gas fire set in slate fireplace with ornate timber surround, 2 x radiators & door to basement.

Kitchen
with range of of modern fitted wall and base units, integrated microwave, integrated electric oven, integrated gas hob with extractor over, stainless steel sink & drainer, patio doors to rear yard, wood effect tiled floor & space for American style fridge/freezer.

Downstairs WC
with tiled flooring, low level WC, wash hand basin set bult in vanity unit, mirrored cupboard.

FIRST FLOOR

Landing
with carpet flooring.

Bedroom 2
with carpet flooring, radiator & 2 x windows to front.

Bedroom 3
with carpet flooring & radiator.

Bathroom
with vinyl flooring & part tiled walls, low level WC, pedestal hand wash basin, panelled bath with shower over & screen, built in airing cupboard.

SECOND FLOOR

Landing

Bedroom 1
with carpet flooring, radiator, 2 x windows to front, built in wardrobes

Bedroom 4

Shower Room
with tiled flooring, large free standing shower cubicle, low level WC, pedestal hand wash basin, built in airing cupboard

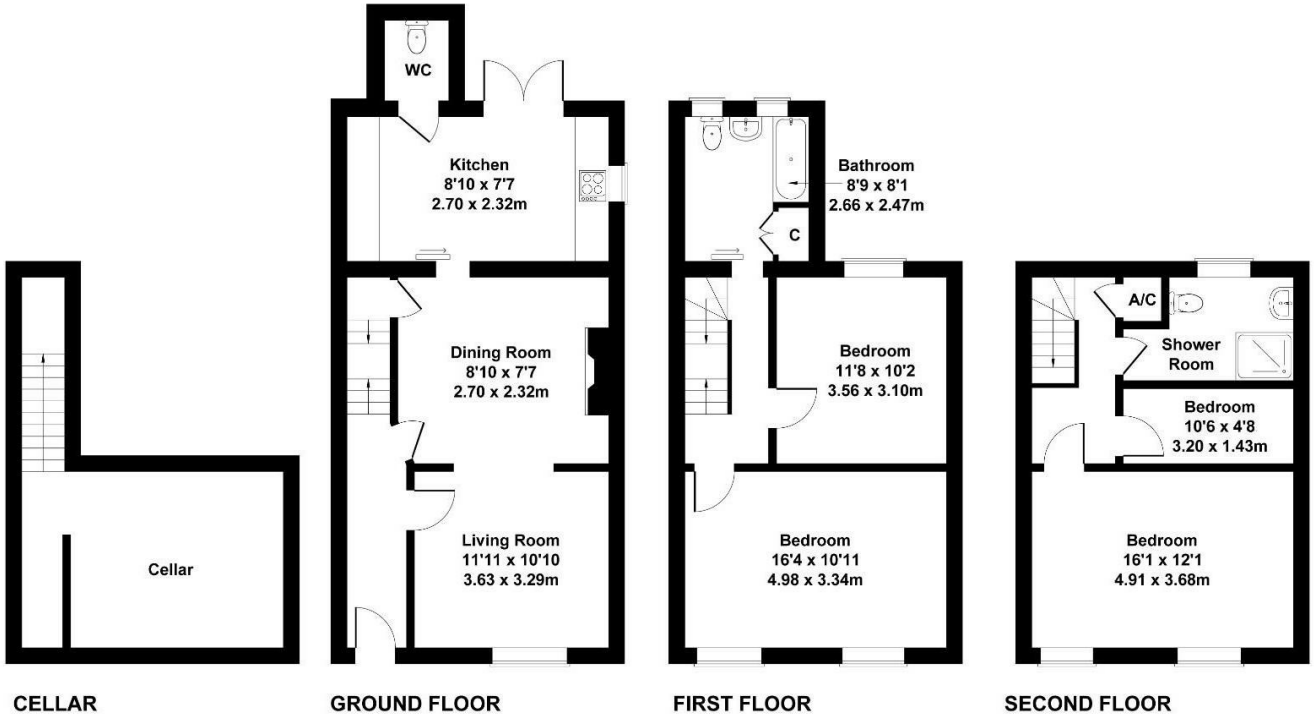
EXTERNALLY
The property has the benefit of a concrete rear yard with direct access to main road.

SERVICES
All mains services

MATERIAL INFORMATION
Grade 2 listed.
Tenure - Freehold
Council Tax Band - D

Ship on Launch

Approximate Gross Internal Area
1550 sq ft - 144 sq m



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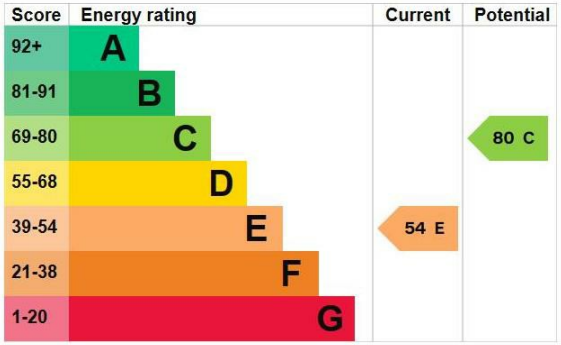

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

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