

# Tom Parry



**Land behind Britannia Terrace, Porthmadog, LL49 9NB**

**Guide price £55,000**

- Land at Ynys Tywyn (Rear of Britannia Place)
  - Excellent Open Views
- Conveniently Situated within the Town Boundary
  - Shown Edged Red on Plan
    - Road Access
  - Potential for Various Usage

#### **MATERIAL INFORMATION**

Public Right-of-Way in place.  
Knotweed evident.



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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