



# Tom Parry

Bod Hyfryd, Dublin Street, Porthmadog, LL49 9RH

£250,000

## Bod Hyfryd Dublin Street, Porthmadog, LL49 9RH

Nestled in the charming village of Tremadog, Porthmadog, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property has been modernised to a high standard, with two reception rooms and a delightful kitchen/diner to the ground floor and three good sized bedrooms and a family bathroom to the first floor.

The house boasts a spacious layout, allowing for a comfortable living experience. The private garden at the rear is a wonderful feature, providing a tranquil outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally, the property includes an extra parcel of land which can be discussed as a separate negotiation, offering further potential for enhancement of your outdoor space or private off road parking.

Within walking distance of all local amenities & primary school, In summary, this semi-detached property is a fantastic opportunity for those looking to settle in a friendly community. With its spacious interiors, private garden, and convenient location, it is a property that truly deserves your attention.

**Ref: P1413**

### ACCOMMODATION

#### GROUND FLOOR

##### Kitchen

dual aspect room with range of modern built-in wall and base units; integrated fridge/freezer; integrated dishwasher; integrated washing machine; integrated microwave; integrated electric oven; integrated induction hob with extractor over; ceramic sink; real wood flooring; tiled splashbacks and radiator

##### Living Room

with electric log burner effect fire set in alcove with timber mantle; feature timber ceiling beams; real wood flooring; radiator; shuttered window to the side

##### Office

with real wood flooring; sliding doors to garden; fitted shelving unit; radiator; rooflight; feature downlight

##### Utility/WC

with WC; wash hand basin set in vanity unit; heated towel rail; space and plumbing for washing machine and tumble dryer; roof light; part tiled walls

#### FIRST FLOOR

##### Bedroom 1

with carpet flooring; radiator

##### Bedroom 2

with carpet flooring; radiator; two windows to front with fitted shutters

##### Bedroom 3

with carpet flooring; built-in cupboard; radiator

##### Bathroom

with modern bath with central taps; wash hand basin set in vanity unit; low level WC; walk in shower cubicle; heated towel rail; real wood flooring; spotlights.

#### EXTERNALLY

The property is accessed via an enclosed gated terraced patio at the front, laid to stone flag stones.

At the rear there is a patio garden with stone flag stones and a timber shed. There is a gate to side leading to shared driveway that then opens up to land at the rear of the garden which can be discussed as separate negotiation.

#### SERVICES

Mains Water, Gas and Electricity

#### MATERIAL INFORMATION

Tenure: Freehold

Gwynedd Council Tax Band 'D'









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 system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

