

Tom Parry

Llys Emrys, Porthmadog, LL49 9EQ

£159,500

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Tom Parry & Co are delighted to offer for sale this spacious three-bedroom flat available nestled in the charming town of Porthmadog. Situated on the third floor, accessible via a lift or communal stairs, this spacious residence is ideal for those seeking a modern living experience without the hassle of ongoing chains. Its town centre loaction offers the perfect blend of comfort and convenience.

Upon entering, you will find a light & airy hallway with built in storage. Both the kitchen & bathroom are centrally located. A spacious reception room with far reaching views of the local mountains at one side and three well-proportioned bedrooms, each offering ample space for personalisation and comfort at the other side.

One of the standout features of this property is the communal gated underground parking, ensuring your vehicle is secure and easily accessible. This added convenience is a rare find in a bustling town centre.

Porthmadog itself is a vibrant town, known for its stunning scenery and rich history. With a variety of local shops, cafes, and amenities just a stone's throw away, you will enjoy the best of both town and nature. This flat is an excellent opportunity for first-time buyers, families, or investors looking for a property with no onward chain. Don't miss your chance to make this lovely flat your new home in Porthmadog.

OUR REF: P1645

ACCOMODATION

THIRD FLOOR

Hallway
with carpet flooring; radiator; built in storage cupboard

Bedroom 1
with carpet flooring; radiator

Bedroom 2
with carpet flooring; radiator

Bathroom
with tiled flooring & tiled walls; heated towel rail; low level WC; sink basin fitted within vanity unit; bath with overhead shower & screen; window

Bedroom 3
with carpet flooring; radiator

Kitchen
with tiled flooring; part tiled walls; radiator; a range of wall & base units with worktop over; intergrated oven; intergrated fridge/freezer; stainless steel sink & drainer; gas hobs with extractor over; space & plumbing for washing machine; space and plumbing for dishwasher; space for intergrated microwave; velux window

Lounge
with carpet flooring; radiator; dual aspect windows with far reaching views over Porthmadog & local mountains.

EXTERNALLY
The property is located on the third floor. Access can be gained by a secured intercom/fob system providing access to the communal stairs or lift. On the ground floor there is a spacious gated area for off road parking, space is available on a first come first served basis. Parking area is monitered by CCTV

MATERIAL INFORMATION
Tenure: Leasehold (number of years left to be confirmed)
Service Charge: £70 (approx)
Ground Rent: £100 (approx) pa.
Building insurance is covered by the service charge

SERVICES
All mains services. CCTV operated parking area. Fully secured intercom system.

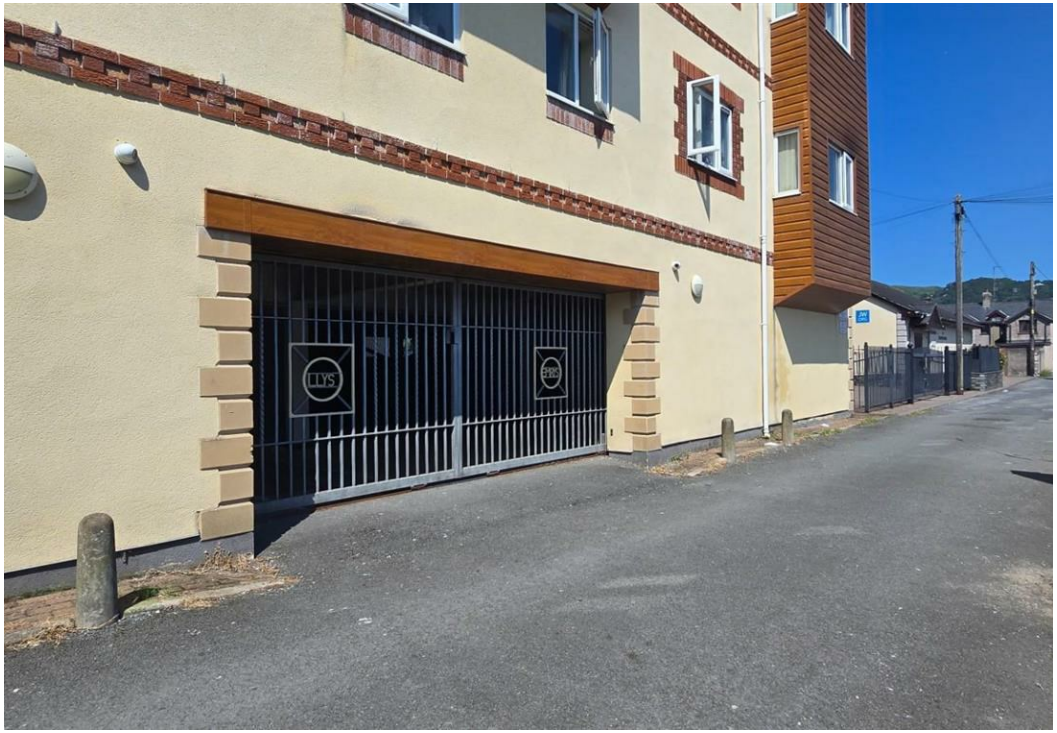






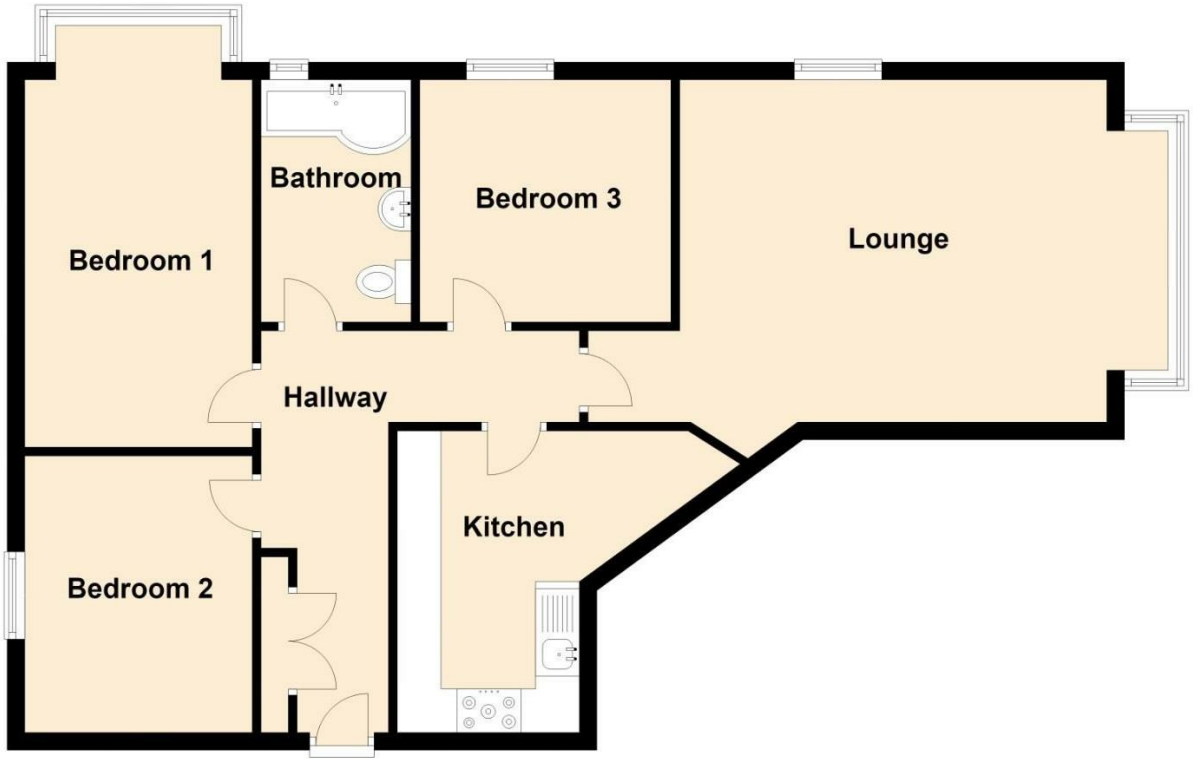





LLYS

Ground Floor

Approx. 74.8 sq. metres (804.7 sq. feet)





Total area: approx. 74.8 sq. metres (804.7 sq. feet)

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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