

Tom Parry



71C South Snowdon Wharf, Porthmadog, LL49 9ND

Offers in the region of £130,000

- Beautifully presented one bedroomed apartment
 - Ground floor
 - Aspect over the harbour
 - Patio area
- Stones throw from the Ffestiniog Railway
 - Short walk to the centre of town



Tom Parry & Co are delighted to offer for sale this charming apartment, located in the popular South Snowdon Wharf, aside the harbour in Porthmadog. The apartment offers a delightful retreat with stunning views over the harbour. Spanning a compact yet efficient 355 square feet, the property features one well-proportioned bedroom, a modern bathroom, and a welcoming reception room that invites relaxation and comfort.

The apartment is designed for low maintenance living, making it an ideal choice for those seeking a second home or a tranquil getaway. The private patio area provides a perfect spot to enjoy the fresh air and the beautiful surroundings, allowing you to unwind while taking in the scenic vistas.

Additionally, the property includes parking for one vehicle, ensuring convenience for residents and guests alike. This apartment is not just a home; it is a lifestyle choice, offering the perfect blend of comfort and accessibility in a stunning coastal location. Whether you are looking to escape the hustle and bustle of everyday life or simply wish to enjoy the charm of Porthmadog, this property is a wonderful opportunity not to be missed.

Our Ref: P1578

ACCOMMODATION

All measurements are approximate

Entrance Hallway
with timber flooring

Open Plan Living/Kitchen Area
with sliding patio doors onto private patio area overlooking the harbour; breakfast bar; fitted kitchen with a range of wall and base units; stainless steel sink and drainer; integrated electric oven and hob with extract over; space for under counter fridge and timber flooring

Bedroom
with built in storage cupboard; window to the rear and timber flooring

Shower Room
with modern shower cubicle; wash basin set on vanity; low level WC and heated towel rail

EXTERNALLY
The property benefits from a patio area to the front and designated parking space at the rear

SERVICES
Mains water, electricity and drainage

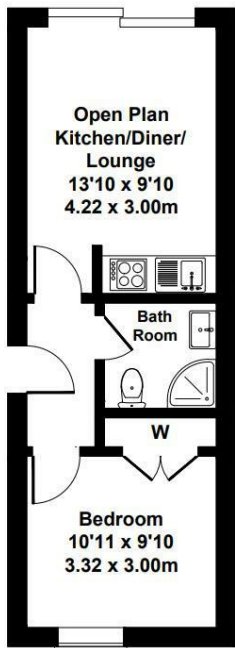
MATERIAL INFORMATION
Tenure: Leasehold - 999 year lease with 944 years remaining

Ground rent - £150pa

Council Tax: Band B

Currently a second home

71C SSW
Approximate Gross Internal Area
312 sq ft - 29 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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.

