



Tom Parry

5, Lombard Street, Porthmadog, LL49 9AP

£299,950

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Nestled in the charming town of Porthmadog, this beautifully finished house on Lombard Street presents a unique investment opportunity. The property boasts a mixed-use layout, featuring a retail unit on the ground floor, making it ideal for those looking to combine residential living with a business venture.

The house comprises two inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. With three well-proportioned bedrooms, there is ample space for a growing family or for hosting visitors. The two bathrooms add convenience and comfort, ensuring that morning routines run smoothly.

One of the standout features of this property is the stunning views of the harbour from the upper floors, providing a picturesque backdrop to daily life. The combination of modern finishes and the charm of Porthmadog makes this home a delightful place to live.

Whether you are seeking a new family home or a savvy investment, this property offers the best of both worlds. With its prime location and versatile layout, it is a rare find in today’s market. Do not miss the chance to explore this exceptional opportunity.

Our Ref: P1644

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Retail Unit to Front

currently let to a hairdressing business, with open plan layout and wash room facilities on the side. Frontage onto Lombard Street.

Kitchen

with a range of modern wall and base units; central island with ceramic sink and drainer, breakfast bar and under counter storage; integrated Bosch double oven; integrated fridge freezer; feature stone walls; herringbone wood effect LVT flooring and opening to:

Dining Room

with French doors to the side; herringbone wood effect LVT flooring and panelled walls

Utility Room

with space and plumbing for washing machine and tumble dryer with worktop over; modern hot water cylinder

FIRST FLOOR

Landing

with lightwell

Living Room

with bay window to the front, enjoying views over the harbour; feature panelled walls; carpet flooring and radiator

Bedroom 2

with carpet flooring and radiator

En-Suite

with large tiled shower; wash basin on vanity; low level WC and heated towel rail

Bedroom 3

with window to the rear; panelled walls; radiator and carpet flooring

Bathroom

with panelled bath with shower over; feature tiled wall; wash basin on vanity unit; low level WC and heated towel rail

SECOND FLOOR

Attic Bedroom 1

with two dormer windows to the front; feature stone wall; two radiators and carpet flooring

EXTERNALLY

There is a small yard at the rear of the property

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C

Income information from Retail Unit available from Agents.

Contents available by separate negotiation.



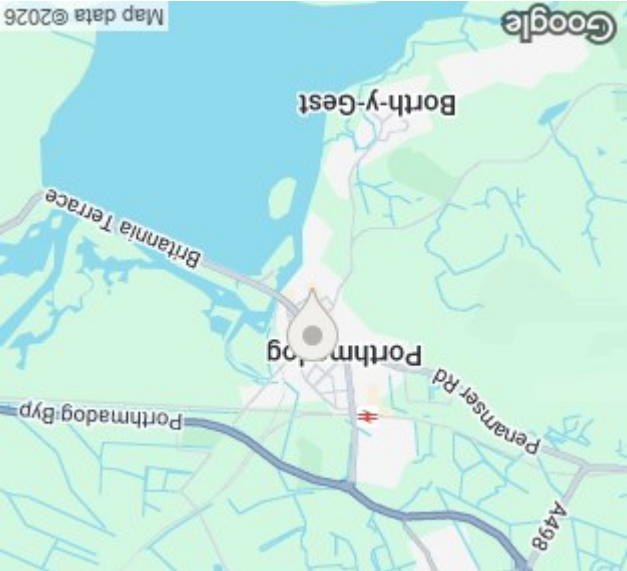




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floor plan Awaited



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	54 E
21-38	F		
1-20	G		