



Tom Parry

Flat 1, The Oakleys, Porthmadog, LL49 9AJ

£185,000

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Tom Parry & Co are delighted to offer for sale this ground floor apartment, offering a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for both families and couples seeking a peaceful retreat. The apartment features a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests, as well as a large kitchen/diner and spacious hallway.

One of the standout features of this property is its deceptively spacious layout, which maximises the use of space, ensuring that every corner feels open and airy. The bathroom is well-appointed, catering to all your daily needs with ease. For those who enjoy the outdoors, the apartment benefits from parking for two vehicles, a rare find in such a desirable location. This feature adds to the convenience of living in Porthmadog, where you can easily explore the stunning surroundings and local attractions.

Additionally, this property has a successful history as a holiday let, making it an excellent investment opportunity for those looking to enter the rental market. Whether you are seeking a permanent residence, retirement property or a holiday home, this apartment presents a wonderful opportunity to enjoy the beauty of North Wales.

Our Ref: P1582

ACCOMMODATION

All measurements are approximate

GROUND FLOOR APARTMENT

Entrance Hallway

with generous under stair storage cupboard housing wall mounted combi boiler and laminate flooring

Kitchen/Diner

with a range of fitted wall and base units with slate worktops over; inset stainless steel sink; integrated electric oven with induction hob and extractor over; integrated under counter fridge; integrated dishwasher; bay window with space for dining table; French doors to the external areas; laminate flooring and radiator

Living Room

with bay window incorporating French doors to the external areas; electric log burner effect fire; laminate flooring and radiator

Bedroom 1

with two windows creating a light and airy room; inset alcove storage with fitted shelving; carpet flooring and radiator

Bedroom 2

with dual aspect windows; carpet flooring and radiator

Bathroom

with panelled bath with shower over; pedestal wash basin; low level WC and heated towel rail

EXTERNALLY

The property has the benefit of two dedicated parking spaces, to the side of the house.

SERVICES

All mains services

MATERIAL INFORMATION

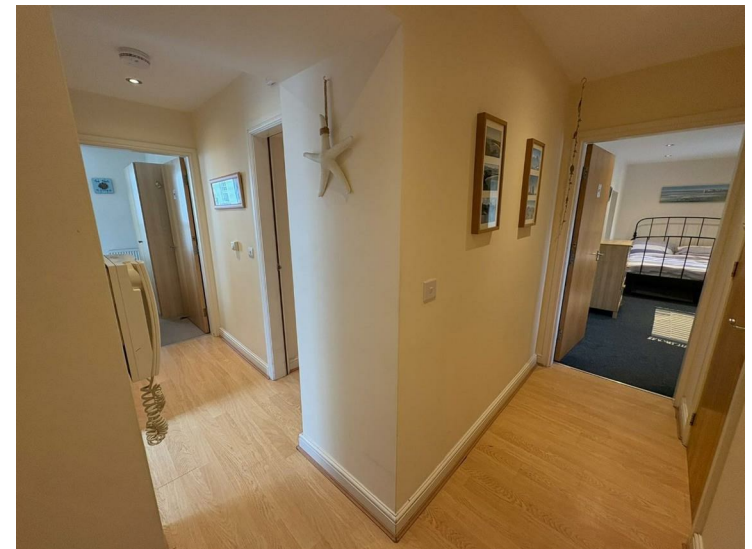
Tenure: Leasehold on 999 year lease with 980 years unexpired

Service Charge: £140.70 per month

Ground Rent: £250pa

Currently a successful furnished holiday let, meeting the 182 day minimum set by the local authority.

Grade II listed building.



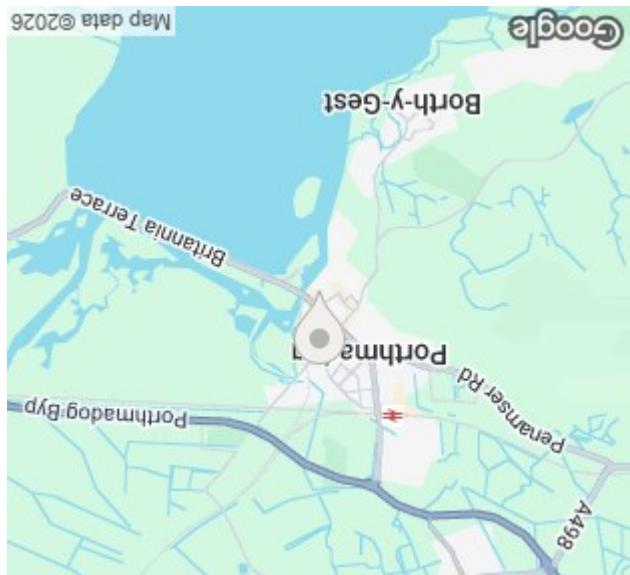




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor plan Awaited