



# Tom Parry

29, South Snowdon Wharf, Porthmadog, LL49 9ND

£175,000



## 29 South Snowdon Wharf, Porthmadog, LL49 9ND

Tom Parry & Co are delighted to offer for sale this two storey, inner terrace property situated in a prime harbourside development of leisure homes in the popular town of Porthmadog. This two-bedroom house is "upside down" with the living accommodation on the first floor allowing you to enjoy the fantastic uninterrupted views out over the Estuary offering a sense of tranquillity that is simply priceless.

The Property is located within easy walking distance of the town's amenities and facilities and the renowned Welsh Highland & Blaenau Ffestiniog heritage railway is also on its doorstep. Early viewing is highly recommended.

**Our Ref: P1519**

### ACCOMODATION

All measurements are approximate

### GROUND FLOOR

#### Hallway

with carpet flooring; stairs leading up to first floor.

#### Bedroom 1

with carpet flooring; window to front; storage heater.

#### Bedroom 2

with carpet flooring; window to front; storage heater.

#### Bathroom

with tiled flooring & walls; low level WC & sink basin fitted in vanity storage unit and mirror over; free standing enclosed shower cubicle with "Mira Sport" electric shower overhead.

### FIRST FLOOR

#### Lounge

with carpet flooring; patio doors to balcony.

#### Kitchen

with vinyl laminate flooring; range of wall and base units with worktop over; integrated undercounter fridge; integrated 4 ring hob with extractor over; 1 1/2 bowl sink & drainer; views to harbour from window.

### EXTERNALLY

From the first floor lounge, patio doors open onto a private balcony. The balcony also has a fitted ladder staircase offering direct access to the Estuary pathway.

The property benefits from a porchway at the front with private bin store & storage; there is also 1 allocated parking space.

### SERVICES

Mains Electricity, Water & Drainage

### MATERIAL INFORMATION

Tenure: Leasehold (999 year lease with approximately 940 years remaining)

Gwynedd Council Tax Band 'B'

Annual Service/Maintenance Charge - £964.99 approx.

Ground Rent: £15 pa

The main roof over the property has been replaced recently, as have the patio doors.









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.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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