



**Tom Parry**

67, South Snowdon Wharf, Porthmadog, LL49 9ND

Offers in the region of £195,000

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

Tom Parry & Co are delighted to offer for sale this charming mid-terrace house, situated on the popular 'South Snowdon Wharf' in the bustling harbour town of Porthmadog. The property boasts a modern yet homely feel, and boasts stunning views across the harbour, making it an ideal choice for families or couples seeking a tranquil retreat.

The property is an 'upside down' house, with the two bedrooms and a bathroom on the ground floor. Unusually for these properties, one bedroom has French doors opening onto the harbour side and the other has an en-suite washroom. To the first floor, the living room and kitchen are open plan, though the kitchen occupies the space of the previous third bedroom, meaning the kitchen space is generous with fantastic storage and integrated appliances. The living area opens onto a private balcony to enjoy the harbour views. One of the standout features of this home is the crog loft, which offers versatile space that can be utilised as a study, extra sleeping space, or additional storage.

The property also benefits from parking for one vehicle, a valuable asset in this picturesque area. Moreover, residents can enjoy stunning harbour views, adding to the overall appeal of this lovely home.

In summary, this mid-terrace house in South Snowdon Wharf is a wonderful opportunity for those looking to embrace a lifestyle surrounded by natural beauty and community charm. With its thoughtful layout and desirable features, it is sure to attract interest from a variety of buyers.

**Our Ref: P1622**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Porch

with built in storage

#### Hallway

with under stair storage area

#### Bedroom 1

with en-suite washroom; carpet flooring and electric panel heater

#### Bedroom 2

with French doors opening onto harbour side; built in wardrobe; carpet and electric panel heater

#### Bathroom

with large shower cubicle; wash basin set in vanity; low level WC; heated towel rail and tiled walls and floors

### FIRST FLOOR

#### Living Room

with sliding doors onto balcony; ladders up to crog loft with eaves storage area; electric log burner effect fire set in timber surround and carpet flooring

#### Kitchen

with a range of fitted wall and base units; stainless steel sink and drainer; tall larder cupboard housing washer/dryer and freezer; integrated under counter fridge; integrated electric oven and hob with extractor over

### EXTERNALLY

The property has the benefit of a private balcony overlooking the harbour and a private parking space for one car.

### SERVICES

Mains electricity, water and drainage

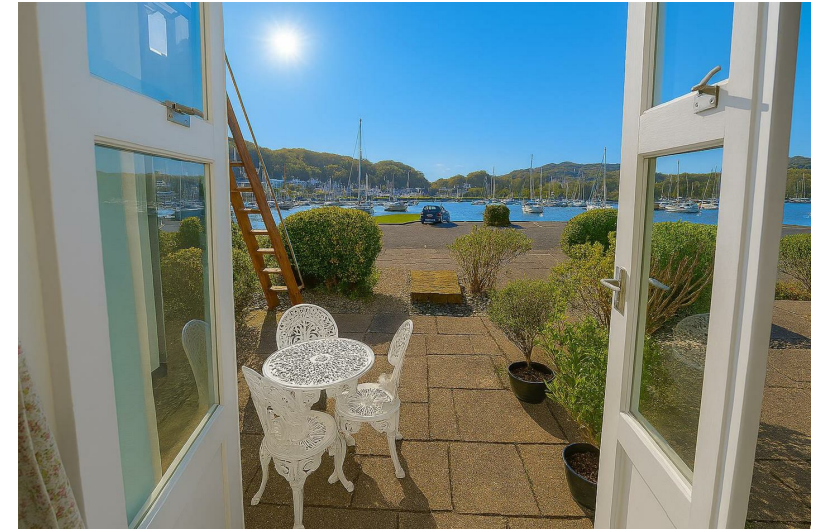
### MATERIAL INFORMATION

Leasehold premises - 999 year lease with approximately 950 years remaining. New lease likely to be required on sale.

Service Charge: £990 for 2026

Ground Rent: £25pa

Council Tax: Band D





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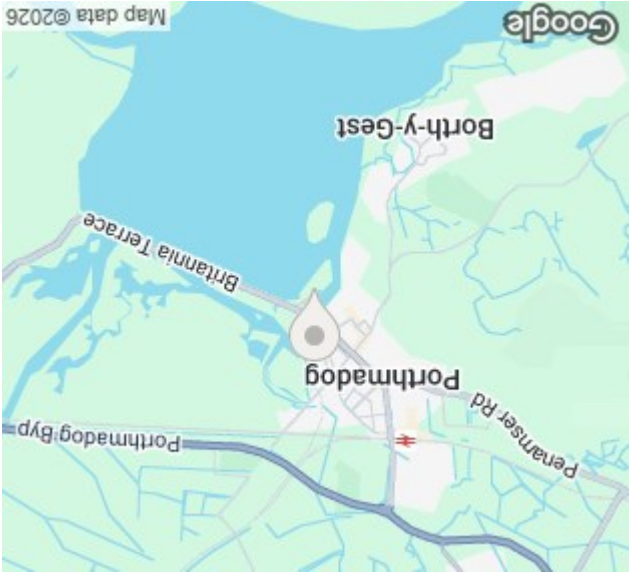
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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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