



# Tom Parry

66D, South Snowdon Wharf, Porthmadog, LL49 9ND

Offers in the region of £120,000



## 66D South Snowdon Wharf, Porthmadog, LL49 9ND

Tom Parry & Co are delighted to offer for sale this ground floor apartment situated in a prime harbourside development of leisure homes in the popular town of Porthmadog. This one bedroomed apartment has an open plan living/kitchen/dining area and enjoys a superb outlook, having uninterrupted views across the harbour to Pen y Cei and the mountains beyond. This property has been a successful holiday let business for a number of years that continues to meet the Gwynedd Council business rate requirements.

Ideally located within easy walking distance of the town's high street amenities and leisure facilities, with the renowned Welsh Highland & Blaenau Ffestiniog heritage railway also on its doorstep.

Early viewing is highly recommended.

**Ref: P1293**

### Accommodation

All measurements are approximate

### Ground Floor

#### Entrance Hallway

with electric storage heater and cloaks hanging area

#### Open Plan Kitchen/Diner/Lounge

Lounge Area:  
with t.v. and telephone points, electric storage heater, sliding patio doors leading to paved patio area enjoying superb views over the harbour

Kitchen/Diner Area:  
with fitted base and wall units, glass fronted display unit, stainless steel sink unit with mixer tap, free standing fridge, electric oven with 4 ring hob and breakfast bar

#### Bedroom

with built-in wardrobe and cupboard housing cylinder and immersion heater

#### Bathroom

with shower cubicle with 'Mira Jump' electric shower fitted, low level w.c. with concealed cistern, wash hand basin set in vanity unit, fully tiled walls, tiled flooring, extractor fan, heated towel rail

#### Exterior

Allocated car parking space and bin store  
Paved patio area with flower beds  
Superb outlook over the harbour, Pen y Cei and mountains beyond

#### Services

Mains water, drainage and electricity

#### Tenure

Leasehold - 999 year lease with approximately 50 years expired  
Ground Rent and Service Charge to be confirmed

### Note

All furnishings to be included in sale.









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.

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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