



# Tom Parry

30, Tan Y Foel, Porthmadog, LL49 9UE

Offers in the region of £330,000



## 30 Tan Y Foel, Porthmadog, LL49 9UE

Tom Parry & Co are delighted to offer for sale this beautifully modernised three bedroomed detached property just a short walk from the stunning promenade in the seaside village of Borth Y Gest. Properties in this highly sought after residential estate rarely come to market, and even more rarely finished to such a high standard.

This light and airy property has beautifully manicured gardens to the front, side and rear including feature terraces formed in railway sleepers housing a pond and a vast array of well established plants and bushes. The modern kitchen dining area opens up onto a raised patio that also has access to the rear of the attached garage. The living room has a large picture window to enjoy a fantastic aspect over the gardens and the master bedroom and landing windows have far reaching sea views.

Viewing is highly recommended as we doubt this property will be available for long in this bouyant market.

**Our Ref: P1239**

### GROUND FLOOR

#### Hallway

with feature staircase with white wash risers and oak treads; laminate flooring and radiator

#### Lounge

with dual aspect including large picture window with a view out onto the beautiful garden; laminate flooring and radiator

#### Kitchen/Diner

with a range of fitted wall and base units with worktop over and tiled splashback; glossy large slate effect floor tiles; composite sink and drainer; integrated gas hob with extractor fan over; integrated electric oven; integrated fridge freezer; integrated washing machine and dishwasher; "L" shaped leading to dining room with access to the rear terrace; under stair storage and radiator

### FIRST FLOOR

#### Landing

with window to enjoy sea views; feature glass balustrading; airing cupboard with wall mounted "Intergas" boiler; carpet finish and access to loft

#### Bedroom 1

with fantastic sea views; carpet finish and radiator

#### Bedroom 2

with distant sea views, carpet and radiator

#### Bedroom 3

with carpet finish and radiator

#### Bathroom

with tiled walls and floor; large shower cubicle with glass screen; wash basin set in vanity unit; built in storage; low level WC

### EXTERNALLY

The property is accessed via a private drive leading to an attached garage that also has an access door at the rear to the garden. There are beautifully maintained gardens to the front, side and rear with feature bedding areas and pond constructed of terraced railway sleepers. The gardens have an array of mature plants and shrubs and side and rear gated access.

### SERVICES

All mains services

### PLANNING PERMISSION

Planning permission was granted in 2013 for the erection of a side and rear extension. This has now lapsed though the details can be obtained through the selling agent.





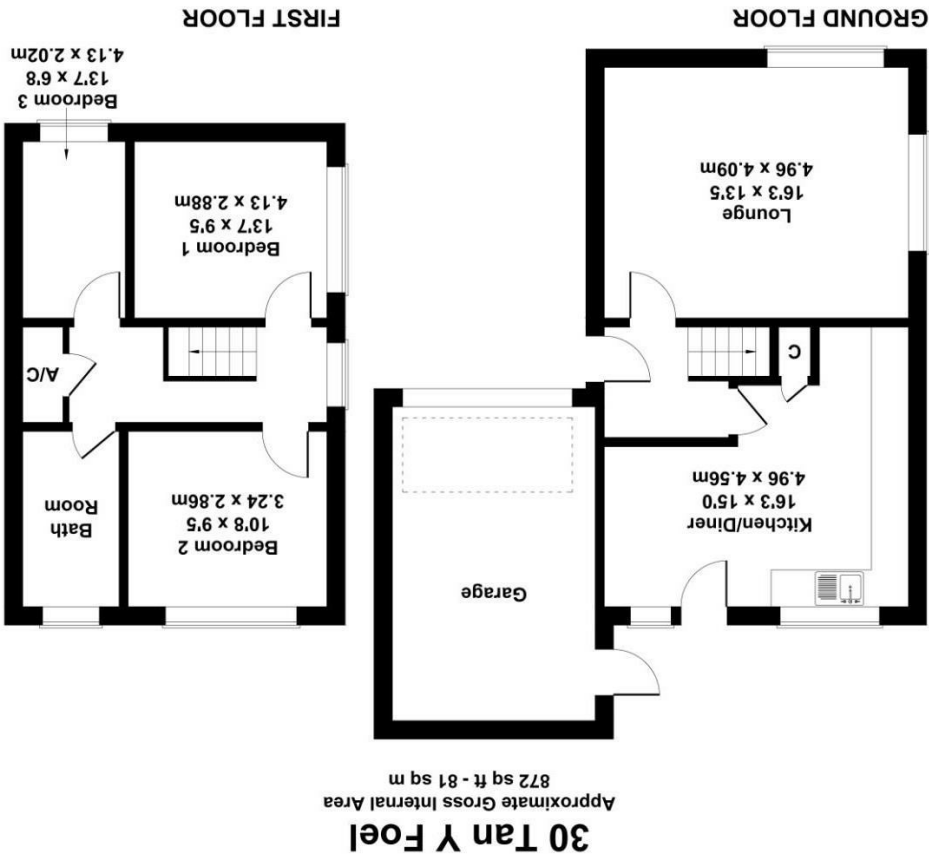






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		69   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		