



**Tom Parry**

Apartment 7, Capel Garth, Bank Place, Porthmadog, LL49 9AA

**£165,566**

# Apartment 7, Capel Garth Bank Place, Porthmadog, LL49 9AA

## THE DEVELOPMENT

'Capel Garth' is a development of high specification 2 & 3 bedroomed apartments set within this distinct characteristic this Grade II listed. Maintaining many of the original aspects these light and airy apartments combine modern living with some beautiful retained architectural features such as decorative ceilings and tall windows to enjoy far reaching views towards the harbour.

These apartments are due for completion in summer 2021 and would make an excellent home or investment opportunity. Viewings can be arranged by appointment through Tom Parry & Co

## THE SPECIFICATION

The property is in the process of being sympathetically renovated to retain as much of the original character as possible. The sash windows will be retained with secondary glazing being installed internally for additional insulation. The external masonry will be cleaned and the external joinery recoated. Each apartment will be served by its own parking space and video intercom.

Internally the common areas will be refurbished, with fresh paintwork to the walls and refurbished tiled floors.

The apartments are finished to a high specification with large living rooms. Purchasers are able to choose their own floor coverings, kitchens and bathrooms from the developers range with upgrade options also available. Kitchen appliances are provided as part of the development.

## THE LOCATION

Capel Garth is located in the bustling harbour town of Porthmadog which benefits from a variety of outdoor pursuits, including golf, sailing, fishing, climbing and many scenic country and coastal walks. The town appears to have its own "micro climate" with a stunning harbour and a myriad of hidden sandy beaches to enjoy the sunshine.

The property is located just a short walk from the main High Street, the Harbour and the Ffestiniog Welsh Highland Railway. Capel Garth is ideally located to enjoy everything this fantastic location has to offer.



**EXAMPLE KITCHEN**



**EXAMPLE BATHROOM**

# ROOM INFORMATION

Our Ref: P1244

## LOWER GROUND FLOOR

Designated parking bay

## FIRST FLOOR

Accessed via private staircase with gallery dining area

### Entrance Hallway

### Cloakroom

with low level WC and wash hand basin

### Kitchen

3.609 x 3.989 approx (11'10" x 13'1" approx)

with a range of fitted wall and base units and integrated appliances to the kitchen

### Living Room

4.143 x 4.003 (13'7" x 13'1")

with feature windows to the front to enjoy the view

## SECOND FLOOR

### Bedroom 1

3.889 x 3.521 (12'9" x 11'6")

with feature window to enjoy far reaching views

### Bedroom 2

4.143 x 3.2 approx (13'7" x 10'5" approx)

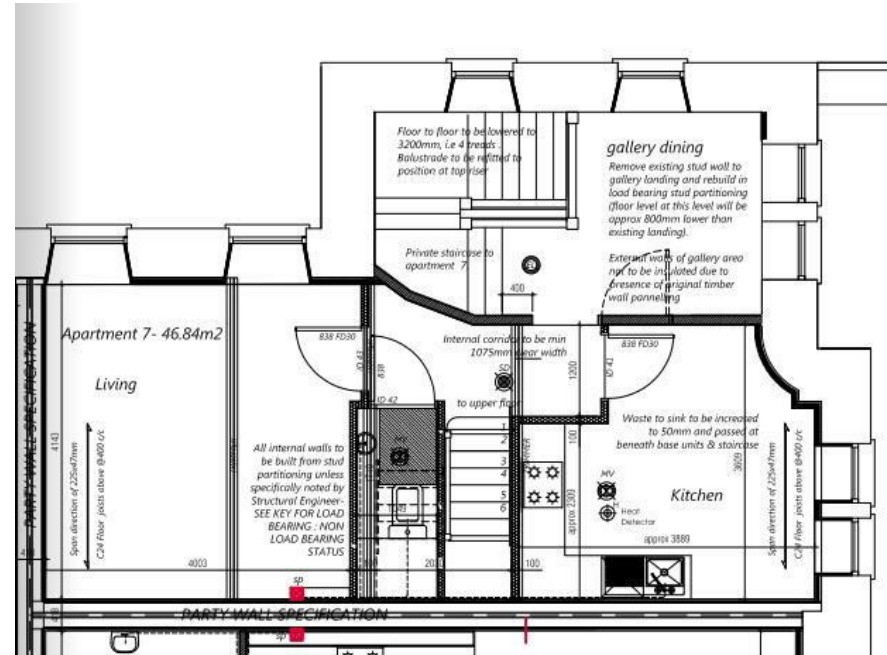
### Bathroom

with bath with shower over; low level WC and wash basin

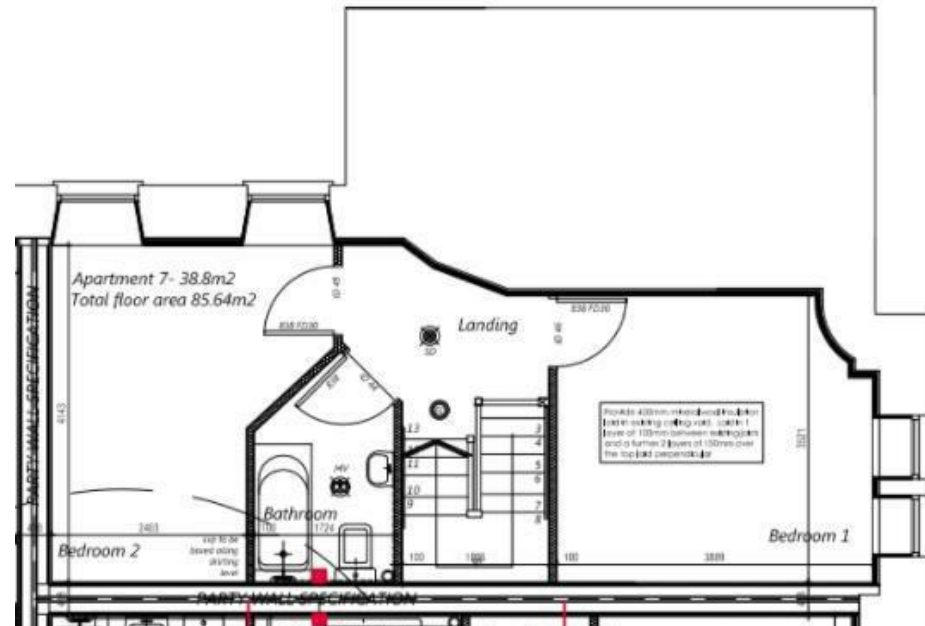
## SERVICES

All mains services

# FLOORPLANS



FIRST FLOOR



SECOND FLOOR

# Tom Parry

01766 512505  
tomparry.co.uk



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

