

Tom Parry



22 Terrace Road, Porthmadog, LL49 9BA

£159,950

- A fantastic 3 bedroom terrace property
- Short walk from the town centre and harbour
- Open plan living area with feature stone inglenook
 - Elevated decking area to rear garden
 - uPVC double glazing
 - Gas central heating



Our Ref: P1249

ACCOMMODATION

The accommodation briefly comprises the following. All measurements are approximate.

GROUND FLOOR

Porch

with barrier mat carpet

Living/Dining Room

with feature fireplace with inset natural flame effect fire with stone lintel over; wooden floors and understair storage

Kitchen

with a range of modern high gloss wall and base units; stainless steel sink and drainer; 5 ring gas hob with extract fan over set into an inglenook; feature travertine splash back tiles; space and plumbing for washing machine; wall mounted Worcester gas boiler and tall storage units with light well above

FIRST FLOOR

Landing

with built in airing cupboard; loft access and carpet

Bedroom 1

with feature bedside wall lights; carpet and radiator

Bedroom 2

with carpet and radiator

Bedroom 3

with carpet and radiator

EXTERNALLY

With a raised timber decking area to the rear

SERVICES

All mains services

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floor Plan Awaited

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.



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