# **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

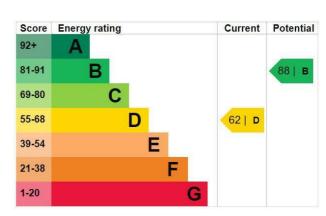
#### **EXTERNALLY**

With a raised timber decking area to the rear

#### **SERVICES**

All mains services

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.







