

BOBPARRY

FLAT 3, TY CORNEL, PORTHMADOG

O.I.R.O £79,000

REFERENCE: 22146



- 1 BEDROOM FIRST FLOOR FLAT
- TOWN CENTRE LOCATION
- GAS FIRED CENTRAL HEATING

- OFF ROAD PARKING
- IDEAL BUY TO LET OPPORTUNITY
- EPC RATING C

DIRECTIONS

On foot from our Porthmadog office turn right and cross the road into New Street. Take the first right and the property can be found on the left.

Ground floor

Communal entrance hall and stairs leading to first floor landing.

Entrance Hall

Storage cupboard housing central heating boiler. Radiator. Loft access hatch.

Bedroom One 2.53m x3.04m (8'4" x 10'0")

Radiator

Shower Room

Low level wc, wash hand basin. Shower cubicle with overhead shower.

Open Plan Lounge/Diner/Kitchen

Lounge/Dining Area 5.04m x 2.66m (16'6" x 8'9")

Radiator

Kitchen Area 1.87m x 1.74m (6'2" x 5'9")

A range of wall and base units with matching worksurfaces. Stainless steel sink, inset electric hob with extractor hood over. Automatic washing machine, upright fridge/freezer, microwave.

Outside

Allocated parking Area. Bin storage area.

Services

None of the services have been tested; however it was noted that the property has mains water, drainage, electricity and gas.

Tenure

The property is believed to be leasehold on a 999 year lease. There are three flats in the complex and each owner has an equal share of the freehold. (solicitors to confirm)

Agents Notes

The property is currently let on an assured shorthold tenancy. The tenant currently pays £415 per calendar month.

Tenure

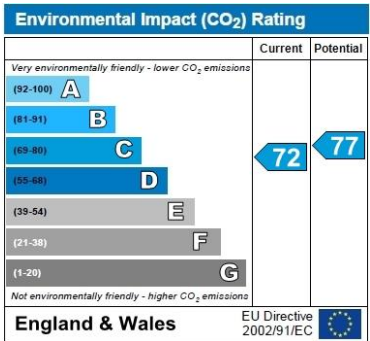
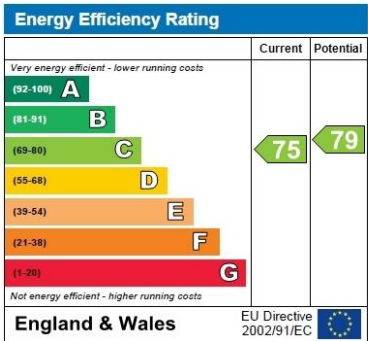
The property is available . Solicitors to confirm.

Tax Band

The property is believed to be in Band A. Information from www.voa.gov.uk

Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at porthmadog@bobparry.info



134 High Street, Porthmadog, Gwynedd, LL49 9NW
01766 512 666 | www.bobparry.info | porthmadog@bobparry.info

Whilst we endeavour to make these details as helpful as possible, we do not guarantee their accuracy. Measurements , floorplans and photos should not be relied upon for any use including the purchase of the property. Any interested buyers should make arrangements to inspect the property. Bob Parry Estate Agents & Auctioneers do not themselves test any services connected to any property offered by them for sale or to let.