

# Tom Parry



## Hen Fecws Chandlers Place, Porthmadog, LL49 9EB

**£90,000**

- Convenient location for High Street shops
  - Gas fired central heating system
    - Double glazing
- Gated entrance to the communal yard
  - Single garage
  - No onward chain
  - REDUCED PRICE



## GROUND FLOOR

### Communal Entrance Hall

leading to the:-

### The Flat's Private Entrance Hall

with two walk-in store cupboard one of which has plumbing for a washing machine, intercom and fire alarm

### Kitchen

with range of wall and base units including single drainer stainless steel sink unit, work surfaces, provision for electric cooker, fully tiled walls, radiator and timber archway to the:-

### Lounge

with coal effect electric fire set in marble effect hearth with timber mantle, TV point, radiator, double glazed 'French' doors to the:-

### Conservatory

Timber double glazed windows and 'French' doors, 2 radiators and pine T&G ceiling

### Bedroom

with wall mounted "Potterton" gas fired central heating boiler, also heating the domestic hot water, radiator

### Bathroom

with shower cubicle with "Aqua Profile Plus" electric shower, pedestal wash hand basin and low level w.c., ceiling mounted extractor fan, tiled walls, towel rail and radiator

### OUTSIDE

Gated entrance leading to the tarmacadamed communal yard and single garage with metal up and over door

### SERVICES

All mains services

### TENURE

Flat 2 owns a quarter share of Freehold. There is a Property Management Company. Hen Fecws Maintenance Ltd.. Maintenance charge £50 per month.

2 Hen Fecws, Chandlers Place, Porthmadog, LL49 9EB

Approximate Gross Internal Area = 56.9 sq m / 612 sq ft

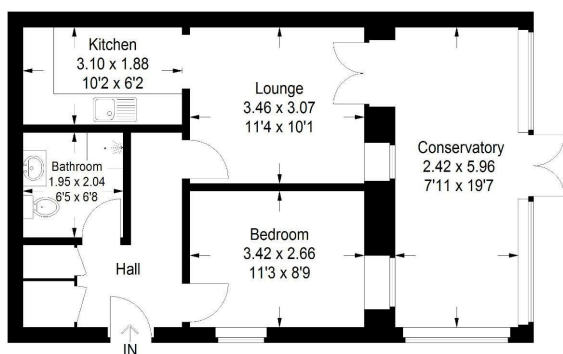
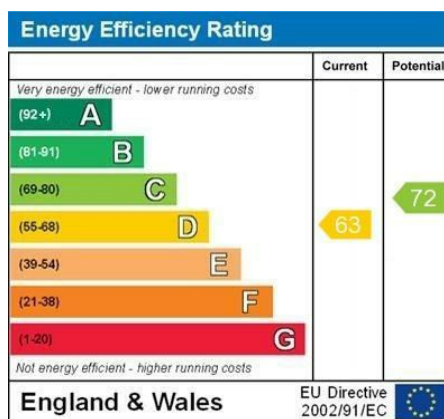


Illustration for identification purposes only, measurements are approximate, not to scale.



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.



# Tom Parry

01766 512505  
tomparry.co.uk