



Tom Parry

Yr Hen Gapel, Terrace Road, Porthmadog, LL49 9BA

£175,000

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Yr Hen Gapel is a character property which has been tastefully renovated and converted into an excellent one bedroomed apartment, with the added benefit of a Ground Floor Studio and a Lower Ground Floor Work Room. Occupying a prominent corner location in a popular residential area, Yr Hen Gapel is also convenient for the many High Street amenities which Porthmadog has to offer. The Ground/Lower Ground Floors provide an excellent opportunity for further conversion into an additional residential (Planning approved for a 2 bedroomed maisonette Application No C19/0545/44/LL). The apartment and the ground/lower ground floor each have a separate gas fired central heating system.

With access to the Snowdonia National park, Porthmadog is a bustling harbour town and popular tourist destination. Home to the renowned Ffestiniog & Welsh Highland Narrow Gauge Railway, the surrounding area also benefits from a variety of leisure pursuits, including golf courses, sailing, fishing, climbing and many scenic country and coastal walks.

Ref: P1151

ACCOMMODATION

(all measurements are approximate)

GROUND FLOOR

Entrance Vestibule/Hallway

with original slate slab floor, radiator, meter cupboard and fire alarm system

FIRST FLOOR

Landing

with radiator, exposed ceiling beam

L-Shaped Living/Dining/Kitchen

with feature exposed ceiling timbers, two radiators, two windows, both of which enjoy far reaching views towards the Merioneth mountains. The Kitchen Area is fitted with a range of attractive base and wall units with work surfaces including a single drainer sink unit, integrated 'Hotpoint' oven with 4 ring hob and extractor hood over, fridge, provision for plumbed in automatic washing machine, tiled surrounds, fitted utensil rail, two 'velux' windows

Bedroom

with fitted wardrobe furniture, radiator, feature exposed beams, feature arched window with coloured leaded lights, 'velux' roof light

Shower Room

with corner shower compartment with 'Mira' shower fitted, vanity unit, low level w.c., fitted cupboard housing 'Worcester' wall mounted gas fired combi boiler (heating domestic hot water and radiators). heated towel rail, exposed beams, 'velux' roof light

GROUND FLOOR

Studio

with two radiators and fitted shelving

W.C.

with washbasin, low level w.c., radiator, staircase to Lower Ground Floor

LOWER GROUND FLOOR

Work Room

with 'Worcester' wall mounted gas fired combi boiler, two radiators, double doors opening onto rear service lane

SERVICES

All mains services





01766 512505
tomparry.co.uk



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 for the working ability.

