



Tom Parry

2, Wharf House, Porthmadog, LL49 9AS

£150,000

2 Wharf House, Porthmadog, LL49 9AS

A Grade II listed period property which has been modernised but still retains many character features. Set in an idyllic location on the edge of the bustling harbour in Porthmadog, this property offers stunning views of the harbour and mountains beyond from the raised decked terrace to the rear.

There is a private enclosed courtyard area with rear access gate and the property also benefits from two allocated parking spaces.

The High Street amenities of Porthmadog town and the renowned Ffestiniog & Welsh Highland narrow gauge railway station are within walking distance

Ref: P1201

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance

with wooden front door opening into Front Porch

Front Porch/Dining Area

with tiled flooring, full length floor to ceiling windows with rear outlook, door to rear courtyard and door opening into Lounge/Kitchen

Open Plan Lounge / Kitchen

Lounge Area with dual aspect room, wood flooring, two wall mounted heaters, exposed feature stone wall, bi-fold doors into Dressing Room/Study

Kitchen Area with range of fitted wall and base units with work surfaces including single drainer sink unit with mixer tap, tiled splashback, integrated oven and hob with extractor over, space and plumbing for automatic washing machine, wood flooring, door leading to Cloakroom

Cloakroom

storage area with fitted shelving, low level w.c., wash hand basin with tiled splashback

Dressing Room/Study

with wood flooring

Bedroom

with wood flooring, two windows with side courtyard outlook, range of fitted mirrored wardrobes.

Ensuite Bathroom

with three piece suite comprising bath with 'Mira Vie' shower over, low level w.c. and wash hand basin, tiled splashback, wall mounted heater, tongue and groove ceiling, obscured window to rear

EXTERNAL

Private enclosed courtyard with wide access gate to rear.

Outhouse

Steps leading to raised decked terrace with views over the picturesque harbour and distant mountains beyond

Allocated parking for two vehicles to front.

SERVICES

Mains electricity and drainage.







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

