

SNOWDONIA SUITE, FLAT 3 CORNMILL,  
PORTHMADOG  
PRICE £169,950



- TWO BEDROOMS
- APARTMENT
- FINE VIEWS

- GAS CENTRAL HEATING
- WELL PRESENTED
- EPC RATING D-60

**DIRECTIONS**

From our Porthmadog office turn right onto the High Street and take the next right into Bank Place. Take the next left. Follow the road and the property can be found on the right, opposite the harbour.

**The property**

A beautiful second floor apartment situated in a Grade II listed property overlooking Porthmadog harbour. Viewing is highly recommended in order to appreciate the superb views and contemporary living accommodation on offer.

The property is of excellent decorative order throughout. Currently run as a high quality holiday let part of an old corn mill, the apartment offers wonderful views over the harbour and to the mountainous scenery beyond.

The property is accessed up external steps to a communal hallway shared with a neighbouring apartment. Entering via your own private front door, you will immediately be impressed by the wonderful styling and attention to detail. Gas fired central heating, good quality wooden floors. Exposed stone walls, this apartment offers traditional features together with a modern feel.

Link to Sykes advert: [www.sykescottages.co.uk/cottage/North-Wales-Snowdonia-Garth/Snowdonia-Suite-996396.html](http://www.sykescottages.co.uk/cottage/North-Wales-Snowdonia-Garth/Snowdonia-Suite-996396.html)

**Location**

Within easy reach of North Wales' best attractions. The world famous Ffestiniog & Welsh Highland steam railways on your doorstep. The Italianate village and gardens of Portmeirion. There are some lovely walks, the famous Cob, a sea wall built by W A Maddock who gave his name to this busy town, founded to serve the sea. Take a gentle stroll along the coast to the Black Rock Sands beach or the pretty little village of Borth-y-Gest.

**Accommodation**

(Measurements are approximate)

**Open Plan**

**L shape Kitchen/Diner Area 4.73 x 3.43m (Max) 1.77m (Min) (15'6" x 11'3" (Max) 5'10" (Min))**

Fully equipped kitchen.

**Lounge 4.86m x 3.13m (15'11" x 10'3")**

**Shower Room**

Low level wc. Wash hand basin. Shower cubicle.

**Bedroom One 4.43m x 2.72m (14'6" x 8'11")**

Cupboard housing combi boiler.

**Bedroom Two 2.58m x 2.58m (8'6" x 8'6")**

**Outside**

The Snowdonia Suite is entitled to use the shared decked courtyard on the next level. The decked garden has some wonderful elevated views and there is a BBQ area for you to enjoy. Parking is a mixture of on street and off street parking.

**Agents Note**

Share of the freehold, flats are leasehold on long leases. Monthly maintenance charge to management company is £100 per month. Peppercorn ground rent. Sold fully furnished, this is the perfect turn key property.

**Tenure**

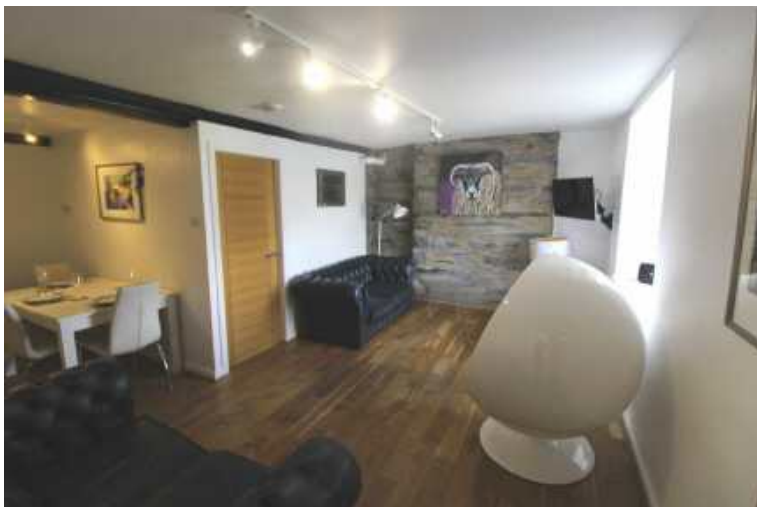
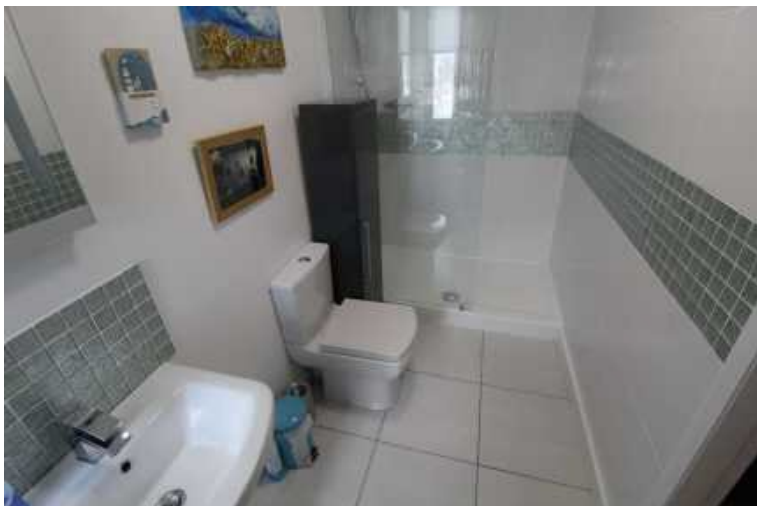
The property is available Leasehold. Solicitors to confirm.

**Tax Band**

The property is believed to be in TBC. Information from [www.voa.gov.uk](http://www.voa.gov.uk)

**Viewing Arrangements**

Please contact the Porthmadog office on: 01766 512 666 or email us at [porthmadog@bobparry.info](mailto:porthmadog@bobparry.info)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	41
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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