



**Tom Parry**

Bryn Teg, Penamser Road, Porthmadog, LL49 9NY

**£255,000**

## Bryn Teg Penamser Road, Porthmadog, LL49 9NY

Tom Parry & Co are delighted to offer for sale this much loved spacious family home in the centre of Porthmadog. The property has been extended to provide 2/3 reception rooms to the ground floor as well as a kitchen diner and large utility with shower room facilities which opens up onto a good size garden to the rear. There are three bedrooms to the first floor in addition to a converted attic room. There is also scope for turning one of the ground floor reception rooms into an additional bedroom.

The property occupies an elevated position and has a driveway and attached garage to the front as well as roadside parking in a private layby on the main road. Bryn Teg is located within walking distance of the plentiful shops and other amenities Porthmadog has to offer. Viewing is highly recommended.

Ref: P1227

### ACCOMMODATION

Any measurements are approximate.

### GROUND FLOOR

#### Porch

with stained glass window, built-in cupboard and slate flooring

#### Hallway

with under stair storage cupboard radiator and laminate flooring

#### Living Room

with gas fire set in tiled surround with slate hearth and wooden mantelpiece, wood effect laminate flooring and 'French' style doors opening to Conservatory

#### Conservatory

with radiator, tiled flooring, access to rear and views over garden

#### Kitchen

with range of modern 'shaker' style wood effect fitted wall and base units including 1 1/2 bowl sink and drainer, integrated gas hob with extractor over, built-in double oven (AEG), built-in microwave (AEG), feature tall radiator, vinyl flooring, with archway opening to dining area

#### Dining Area

with radiator and fitted carpet

#### Dining Room

with laminate flooring and radiator

#### Music Room/Bedroom 4

with radiator and laminate flooring

#### Utility Room

with separate WC and wash hand basin, plumbing for

automatic washing machine, wall mounted 'Vaillant' boiler, tiled flooring, stainless steel sink and drainer and door to rear garden

### FIRST FLOOR

#### Landing

with large airing cupboard and carpet flooring

#### Bedroom 1

with built-in mirrored wardrobes, radiator and wood effect laminate flooring

#### Bedroom 2

with built-in wardrobe, radiator and laminate flooring

#### Bedroom 3

with built-in store cupboard, radiator and fitted carpet

#### Bathroom

with three piece suite comprising panelled bath with shower over with shower screen, low level WC, pedestal wash hand basin, heated towel rail, built-in corner cupboard, tiled walls and tiled flooring

#### Attic Room

with built-in eaves storage, two 'Velux' roof lights, radiator and fitted carpet,

### EXTERNAL

Front garden laid to lawn, driveway leading to attached garage. Additional parking at roadside in private layby.

Rear garden with raised lawned area with patio

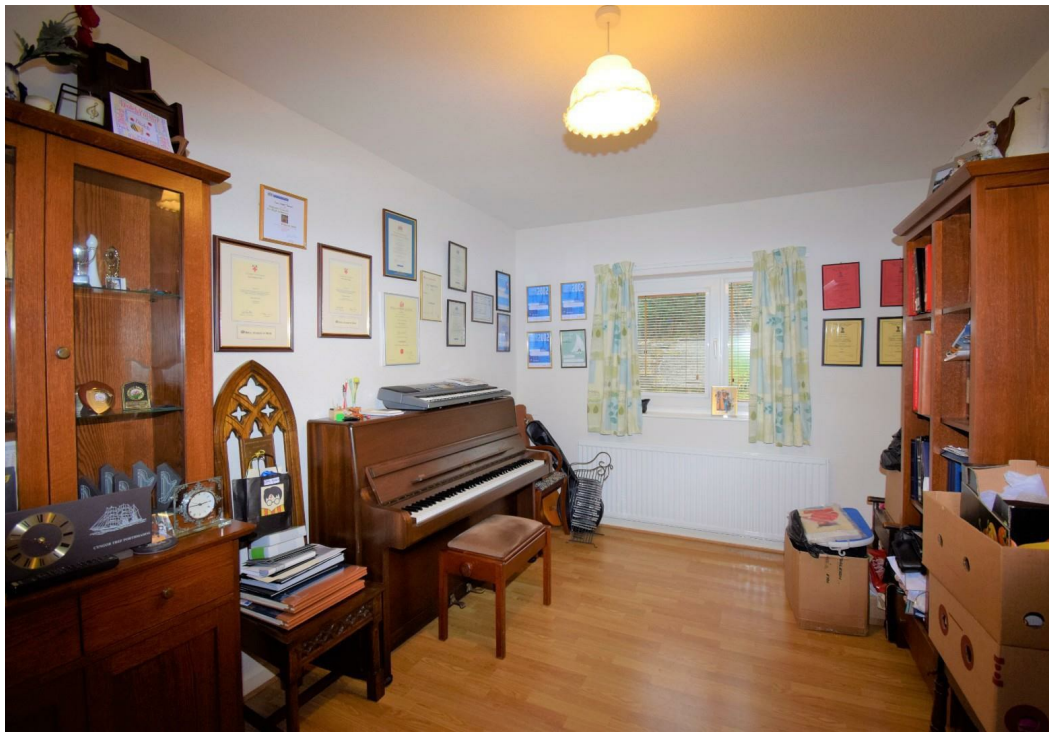
#### Garage

With up-and-over door, carpet flooring and radiator. Shower Room comprising shower cubicle with mains shower and heated towel rail.

### SERVICES

All Mains Services





# Tom Parry

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tomparry.co.uk



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working ability.

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

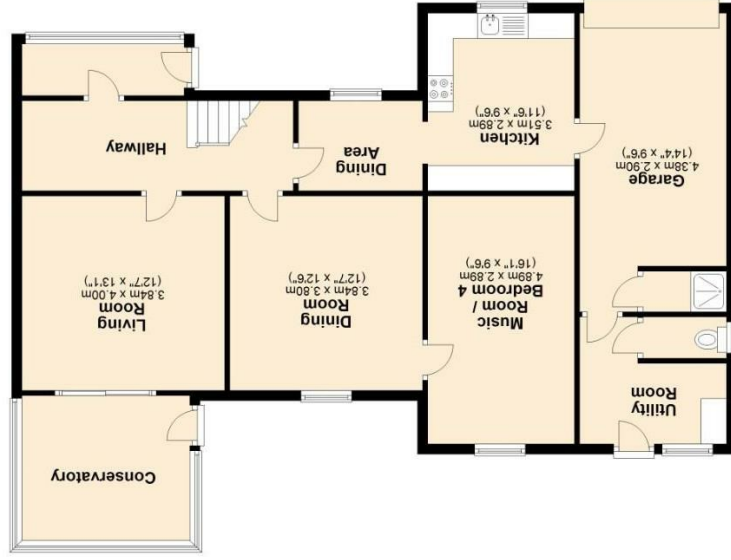
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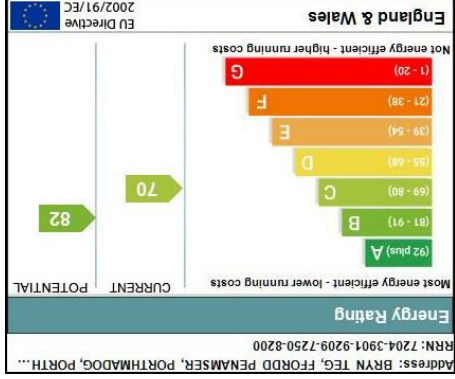
Second Floor



First Floor



Ground Floor



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