



Tom Parry

54, East Avenue, Porthmadog, LL49 9EL

£129,950

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Tom Parry & Co are delighted to offer for sale this three bedroomed mid terrace property located within walking distance of the High Street amenities and local elementary and secondary schools.

54 East Avenue offers a large fitted kitchen, lounge and separate dining room and also has the benefit of double glazing and a gas fired central heating system. The property would make an ideal family home or could present an excellent investment opportunity for 'buy to let' purposes. There is scope for some modernisation to the property to make it your own.

Viewing is highly recommended.

Ref: P1229

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Hallway

with carpet flooring, radiator and stair lift

Lounge

with fireplace set in tiled surround, built-in shelving, bay window with window seat and radiator

Dining Room

with electric fire set in wood surround, carpet flooring, radiator and double doors opening to:

Kitchen

with range of fitted wood effect wall and base units, double gas oven with gas hob and extractor over, stainless steel sink and drainer unit, plumbing for automatic washing machine, space for fridge freezer, space for dining table, understairs store cupboard and door to rear

FIRST FLOOR

Landing

with carpet flooring and loft access

Bedroom 1

with carpet flooring, built-in wardrobes, radiator and bay window to front

Bedroom 2

with carpet flooring, built-in storage and radiator

Bedroom 3

with carpet flooring and radiator

Bathroom

with vinyl flooring, accessible shower cubicle, low

level w.c., pedestal wash hand basin and airing cupboard housing wall mounted 'Worcester' gas boiler.

EXTERIOR

Rear Yard with pedestrian gate giving access to service lane. Attached garage with WC, light and power connections.

SERVICES

All Mains Services







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.

EPC Awaited



Floor plan Awaited