



Tom Parry

17, Dublin Street, Porthmadog, LL49 9RH

£147,500

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Tom Parry & Co are delighted to offer for sale this beautifully modernised Grade II listed terraced cottage in the rural village of Tremadog. The property has been extended to the rear to provide a spacious kitchen dining area and second double bedroom on the first floor. You enter the property into a cosy lounge with a log burning stove set into an inglenook fireplace with the modern, light and airy kitchen being to the rear. To the first floor there are two large double bedrooms and a bathroom.

The property has been successfully let as a holiday cottage so would make an excellent investment opportunity as an ongoing concern but would also make a beautiful home for a first time buyer or a fantastic holiday home. Viewing is highly recommended to appreciate this stunning property.

Our Ref: P1233

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Porch

with wood effect "Amtico" style flooring and radiator

Living Room

with log burning stove set in a recessed brick inglenook with feature stone lintel over; wood effect "Amtico" style flooring and radiator

Inner Hallway

with stairs to first floor and space for under stair storage

Kitchen/Diner

with a range of modern fitted wall and base units with wood effect worktop over; stainless steel sink and drainer; space for gas double oven with extractor over; integrated under counter fridge; integrated washing machine; modern splashback feature tiling and with wood effect "Amtico" style flooring

Rear Porch

FIRST FLOOR

Bedroom 1

with feature sloping ceilings, carpet floor finish, rooflight and radiator

Bedroom 2

with carpet floor covering; built in cupboard and radiator

Landing

with "Velux" window for additional light, carpet floor covering, radiator and access to roof space

Bathroom

with three piece suite including wash basin set in high gloss vanity unit; panelled bath with shower over and screen; low level WC; heated towel rail and vinyl flooring

EXTERNALLY

The property occupies a pavement side position and has access to the rear lane from the rear porch

SERVICES

All mains services. The boiler and electrics were renewed within the last two years,







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.

