



Tom Parry

27, Chapel Street, Porthmadog, LL49 9DS

£165,000

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Tom Parry & Co are delighted to offer for sale this beautifully refurbished family home the heart of Porthmadog town centre. This property has been tastefully extended to the rear to provide open plan living to the ground floor with distinct areas splitting the living space into three separate reception room areas to the ground floor, with the added benefit of a utility room and cloakroom. As a rarity in the town centre, this property also has a quaint slate covered yard to the rear to enjoy the evening sun!

The bedroom accommodation is split over two floors with the attic having been converted into a master suite with generous built in eaves storage. There are two further bedrooms on the first floor and a modern bathroom with a three piece bathroom suite. There is generous storage on the landing.

Viewing is highly recommended.

Our Ref: P1237

GROUND FLOOR

Entrance Porch

with laminate flooring and door to lounge

Lounge

with an electric log burner effect fire set within a beautiful timber surround; wood effect laminate flooring; feature open tread staircase to first floor and two radiators

Dining Area

with wood effect laminate flooring; radiator and door to yard. Step up to:

Kitchen

with a range of modern fitted wall and base units with beautiful decorative splashback tiling which has also been echoed in a rooflight above; stainless steel sink and drainer; space and power for electric oven with extractor fan over; wood effect laminate flooring; wall mounted "Ideal" gas fired combi boiler within tall larder cupboard; radiator and access to utility room

Utility Room

with space and plumbing for washing machine and tumble dryer with worktops over; tiled walls and access to rear yard

Cloakroom

with low level WC and washbasin, heated towel rail and built in storage

Sitting Room

with wood effect laminate flooring and radiator

Rear Porch

with storage area, access to roof space and door to rear storage road

FIRST FLOOR

Landing

with airing cupboard, separate storage cupboard and carpet

Bedroom 2

with bay window, carpet and radiator

Bedroom 3

with built in storage, carpet and radiator

Bathroom

with three piece suite including "P" shaped bath with screen, low level WC and pedestal wash basin; tiled walls and floors and heated towel rail

SECOND FLOOR

Master Bedroom

with large picture window to the rear of the property; built in eaves storage; carpet and radiator

EXTERNALLY

The property has a beautiful slated yard with seating area, access doors to the utility room and dining room and gate to the side of the property.

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.

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

