

Tom Parry

66D, South Snowdon Wharf, Porthmadog, LL49 9ND
Offers in the region of £120,000

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Tom Parry & Co are delighted to offer for sale this ground floor apartment situated in a prime harbourside development of leisure homes in the popular town of Porthmadog. This one bedroomed apartment has an open plan living/kitchen/dining area and enjoys a superb outlook, having uninterrupted views across the harbour to Pen y Cei and the mountains beyond. This property has been a successful holiday let business for a number of years that continues to meet the Gwynedd Council business rate requirements.

Ideally located within easy walking distance of the town's high street amenities and leisure facilities, with the renowned Welsh Highland & Blaenau Ffestiniog heritage railway also on its doorstep.

Early viewing is highly recommended.

Ref: P1293

Accommodation

All measurements are approximate

Ground Floor

Entrance Hallway

with electric storage heater and cloaks hanging area

Open Plan Kitchen/Diner/Louge

Lounge Area:

with t.v. and telephone points, electric storage heater, sliding patio doors leading to paved patio area enjoying superb views over the harbour

Kitchen/Diner Area:

with fitted base and wall units, glass fronted display unit, stainless steel sink unit with mixer tap, free standing fridge, electric oven with 4 ring hob and breakfast bar

Bedroom

with built-in wardrobe and cupboard housing cylinder and immersion heater

Bathroom

with shower cubicle with 'Mira Jump' electric shower fitted, low level w.c. with concealed cistern, wash hand basin set in vanity unit, fully tiled walls, tiled flooring, extractor fan, heated towel rail

Exterior

Allocated car parking space and bin store Paved patio area with flower beds Superb outlook over the harbour, Pen y Cei and mountains beyond

Services

Mains water, drainage and electricity

Tenure

Leasehold - 999 year lease with approximately 50 years expired Ground Rent and Service Charge to be confirmed

Note

All furnishings to be included in sale.







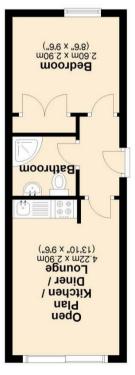








Ground Floor



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