

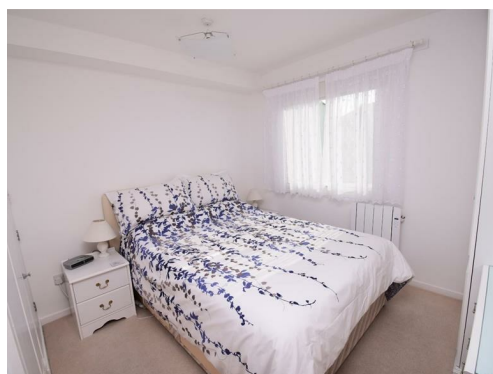
# Tom Parry



**66E South Snowdon Wharf, Porthmadog, LL49 9ND**

**£165,000**

- 1 Bedroomed First Floor Apartment
  - Open Plan Living/Kitchen
  - Open views across Harbour
  - Double Glazing and Electric Heating
- Walking distance of all High Street Amenities



**Ref: P1315**

Tom Parry & Co are delighted to offer for sale this first 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

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.

**ACCOMMODATION**

All measurements are approximate

**Hallway**

with night storage heater

**Kitchen/Lounge**

4.27 x 3.01 (14'0" x 9'10")

with range of fitted wall and base units with worktops; single bowl sink; 2 ring hob ; built-in combi/microwave;

Patio door onto balcony overlooking harbour and with steps down to ground level

**Bedroom 1**

2.99 x 2.56

**Shower Room**

with wash hand basin and low level w.c. with concealed cistern set in vanity unit; shower cubicle with 'Mira Sport' shower; heated towel rail; panelled walls; mirrored cabinet

**External**

Allocated Parking for one vehicle

**Services**

Mains Electricity, Water and Drainage

Annual Service Charge to be confirmed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

