



# Tom Parry

12, Osmond Lane, Porthmadog, LL49 9AL  
Offers in the region of £169,000



## 12 Osmond Lane, Porthmadog, LL49 9AL

Tom Parry & Co are delighted to offer for sale this 4 bedroomed family home located in the centre of Porthmadog. The property has two spacious reception rooms and a kitchen to the ground floor and four bedrooms and bathroom to the first floor. There is an accessible attic room to the second floor that could easily be converted to an additional bedroom.

The property has an elevated Patio area to the front and a useful yard which runs alongside the house. There is also the benefit of parking alongside. The property is within walking distance of the centre of Porthmadog, within easy reach of all the schools, shops and leisure facilities this harbour town has to offer.

**Ref: P1348**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Hallway

with carpet flooring; under-stair storage, radiator

#### Living Room

with carpet flooring; gas fire set in brick surround with slate hearth; radiator; dresser unit to remain; built-in storage; 3 piece suite to remain (if required)

#### Dining Room

with carpet flooring; radiator; built-in storage; sideboard to remain

#### Kitchen

with range of fitted wall and base units; free standing gas oven; stainless steel sink and drainer unit; under-counter fridge; washing machine; wall mounted 'Baxi Solo' boiler; door to rear

### FIRST FLOOR

#### Landing

with built-in Airing Cupboard; door to loft access

#### Bedroom 1

with distant sea and mountain views; carpet flooring; radiator; wardrobes included

#### Bedroom 2

with laminate flooring; radiator; bed included

#### Bedroom 3

with carpet flooring; radiator; bed and wardrobe included

#### Bedroom 4

with carpet flooring; radiator; shelving and storage to remain; freezer can remain if required

#### Bathroom

with suite comprising panelled bath with shower over; wash hand basin set in vanity unit; low level WC; built-in storage; 'Velux' window

#### Attic Room

accessed by ladder; boarded; 'velux' roof lights

### EXTERNALLY

The property is set in an elevated position with patio to front area, a yard to the side and parking area to the side.

### SERVICES

All Mains Services

### MATERIAL INFORMATION

Tenure: Freehold

Gwynedd Council Tax Band B



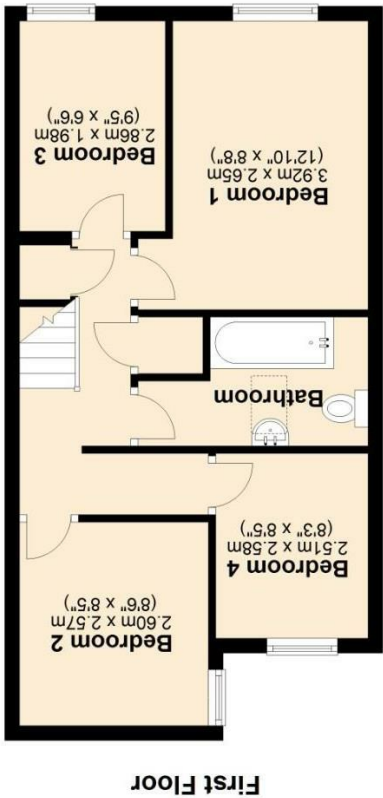
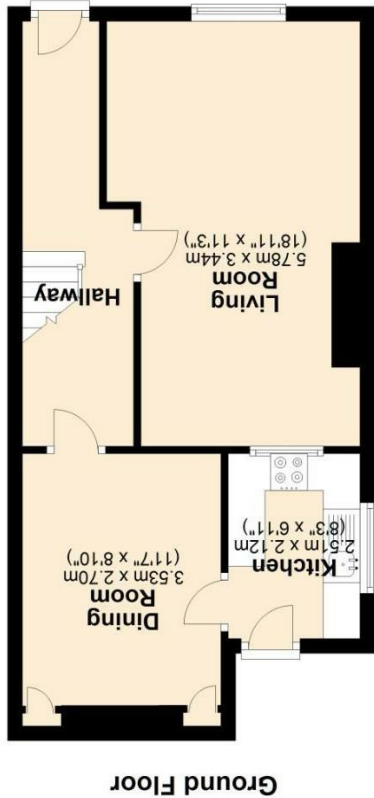






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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