



**Tom Parry**

**5, Mount Pleasant, Porthmadog, LL49 9AG**

**Offers over £145,000**

## 5 Mount Pleasant, Porthmadog, LL49 9AG

Tom Parry & Co are delighted to offer for sale this fantastic opportunity to put your own stamp on a large family home! For those of you with an appetite for a restoration project, 5 Mount Pleasant could be the property for you!

This 4 bedroomed property is located at the edge of Porthmadog town centre. Sat in an elevated position the property enjoys views across Porthmadog and towards the sea from the upper floors. The property has a spacious lounge/diner and kitchen to the ground floor, two bedrooms and bathroom on the first floor, and a second floor with a further two bedrooms.

The property has a patio area to the front and useful pedestrian access to the rear yard. Mount Pleasant 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: P1351**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance hall

with carpet flooring; radiator

#### Lounge/Diner

dual aspect room with feature stone fireplace and hearth (currently blocked-up); built-in storage; radiator; carpet flooring; under-stair storage

#### Kitchen

with range of built-in wall and base units; 1 1/2 bowl stainless steel sink and drainer unit; integrated double oven; integrated gas hob with extractor over; space and plumbing for washing machine; space for fridge/freezer; wall mounted 'Gloworm' combi gas boiler; door to rear

### FIRST FLOOR

#### Landing

with carpet flooring

#### Bedroom 1

with built-in wardrobes and dresser; carpet flooring; views across Porthmadog

#### Bedroom 2

with carpet flooring; window to rear

#### Bathroom

with large shower cubicle with 'Mira Sport' electric shower fitted; low level WC; pedestal wash hand basin; radiator

### SECOND FLOOR

#### Landing

with distant sea views with backdrop of Moelwynnion mountains; access to loft; radiator

#### Bedroom 3

with distant sea views with backdrop of Moelwynnion mountains; carpet flooring; radiator

#### Bedroom 4

with far reaching views across Porthmadog; carpet flooring; radiator

### EXTERNALLY

The property is approached via a gated terrace area at the front with a pleasant seating area.

At the rear there is a small concrete flagstone yard with a timber storage shed and gated access at the rear.

### SERVICES

All Mains Services

### MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band 'B'





# Tom Parry

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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

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Score	Energy rating	Current	Potential
92+	A	83   B	66   D
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

