



Tom Parry

5, Mount Pleasant, Porthmadog, LL49 9AG

Offers in the region of £115,000

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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! In need of modernisation and some TLC, being chain free and vacant there's no better opportunity.

This 4 bedroomed property is located at the edge of Porthmadog town centre. Sit 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'



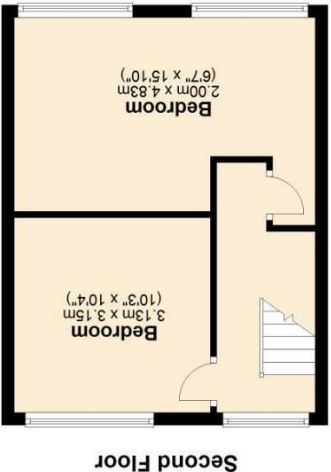
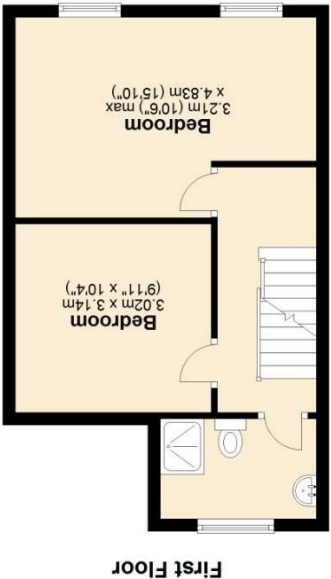
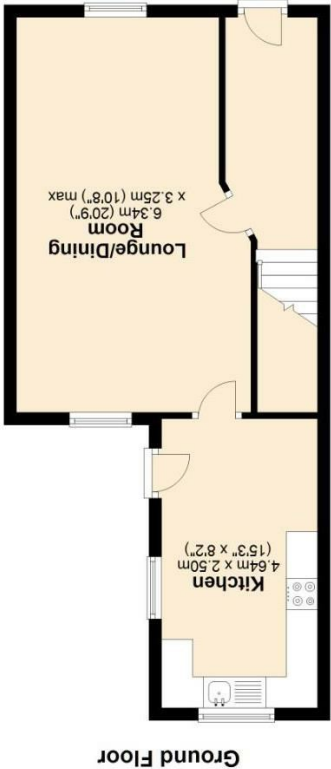




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

