



Tom Parry

Hen Fecws, Chandlers Place, Porthmadog, LL49 9EB

£159,950

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Tom Parry & Co are delighted to offer for sale this charming three bedroom duplex apartment located in the centre of the Harbour Town of Porthmadog. The property boasts stunning views towards Cnicht & the Moelwynion Mountains from both floors.

This spacious apartment offers a generously proportioned living room with large picture windows to enjoy the views. There is a good sized kitchen off the Living Room and also a hallway and cloakroom to the first floor. To the second floor there are two double and one single bedroom and also a family bathroom. Externally it has the benefit of a private gated driveway and its own garage.

This property offers great investment potential and could also prove to be a fantastic home. Early viewing is recommended.

Our Ref: P1408

ACCOMMODATION

All measurements are approximate

FIRST FLOOR

Entrance Hallway

with staircase to second floor, radiator and carpet

Living Room

with large picture windows enjoying stunning views towards Cnicht and the Moelwynion Mountains; electric log burner effect fire set in marble and timber surround; space for dining table, two radiators and carpet

Kitchen

with a range of fitted wall and base units; integrated electric oven and hob with extractor fan over; space and plumbing for dishwasher; space for under counter fridge and freezer; stainless steel sink and drainer. Appliances available by separate negotiation.

Cloakroom

with low level WC; pedestal wash basin and under stair storage

SECOND FLOOR

Landing

Bedroom 1

with tall window enjoying mountain views; "Velux" window; carpet and radiator

Bedroom 2

with tall window enjoying mountain views; "Velux" window; carpet and radiator

Bedroom 3

with "Velux" window; carpet and fire escape door

Family Bathroom

with 'P' shaped panelled bath with shower over and glazed screen; pedestal wash hand basin; built in airing cupboard; "Velux" window and tiled walls and floor

EXTERNALLY

Gated Entrance leading to tarmacadam driveway and private single garage

SERVICES

All mains services

MATERIAL INFORMATION

Council Tax: Band C

Tenure: Leasehold. 999 Year lease with approximately 950 years unexpired.

£70pcm service charge paid to Management Company - "Hen Fecws Maintenance Company Ltd" of which the individual owners are Directors.

Reciprocal fire escape door to Bedroom 3 for emergencies in case of fire.





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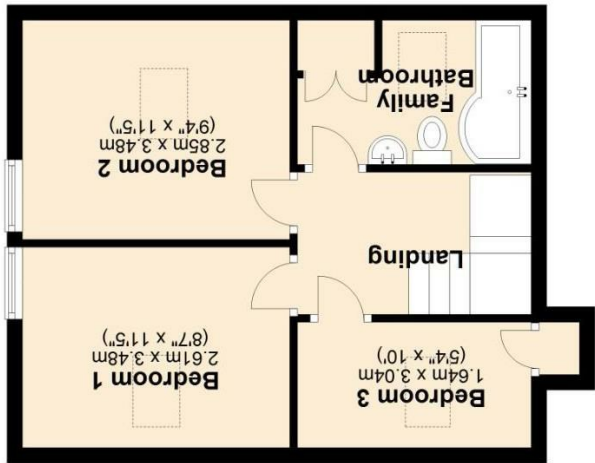
working ability.

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

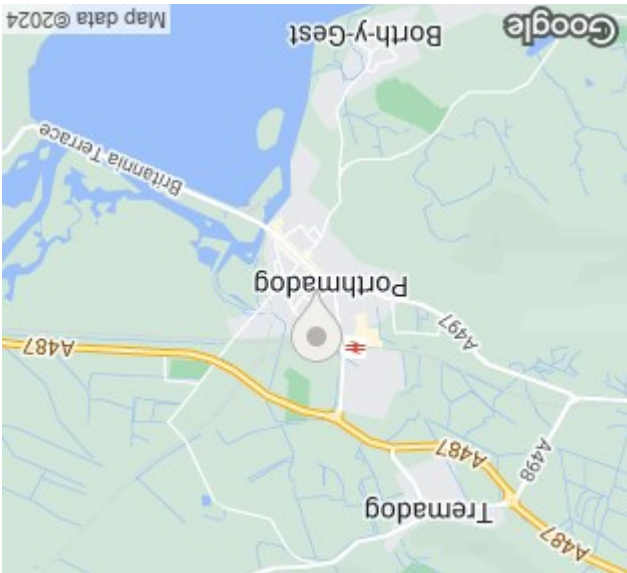
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Ground Floor



First Floor



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