



# Tom Parry

The Old Custom House, Britannia Terrace, Porthmadog, LL49 9NB

£250,000

## The Old Custom House Britannia Terrace, Porthmadog, LL49 9NB

The Old Custom House has magnificent views to the front overlooking the world renowned Ffestiniog Narrow Gauge Railway Station (you will never miss a train!), and with views beyond to the beautiful Glaslyn Estuary. The excellent views from the rear of the property offer a completely different vista encompassing the Cnicht and Moelwyn mountain ranges.

The Property is conveniently situated for Porthmadog Harbour and the full range of the town's shopping facilities and amenities. Porthmadog is a gateway to the stunning Glaslyn Valley and the Snowdonia National Park, and there are tearooms, bistro, sandy beaches and coves to be enjoyed at nearby Borth-y-Gest.

Currently run as a holiday let generating a moderate income, with improved marketing this fully furnished property which sleeps 9 could possibly achieve a much higher return.

### GROUND FLOOR

#### Entrance Lobby

With radiator and door to:

#### Hallway

With radiator and door to:

#### Rear Hallway

With radiator, plumbing for washing machine, extractor fan, door to rear and door to cellar.

### CELLAR

#### Room 1

with slate floor and an old fireplace.

#### Room 2

with slate floor and an old fireplace.

### SELF CONTAINED APARTMENT

#### Hallway

#### Bedroom

With 2 radiators and built-in alcove cupboard

#### Bathroom

with suite comprising panelled 'P' bath with shower over and shower screen, pedestal wash hand basin with light and mirror above and low level w.c., heated towel rail, extractor fan and wall mounted electric fan heater

#### Kitchen

With radiator, a range of fitted wall and base units with worktop including single drainer stainless steel sink unit, built-in oven with 4-ring electric hob above and extractor over, tiled splashback surround, built-in alcove cupboards and a Victorian fireplace set in tiled and timber surround with timber mantle

### FIRST FLOOR

#### Landing

With radiator

#### Dining Room

With 2 radiators, archway

With radiator, a range of fitted wall and base units with worktop including 1½ bowl stainless steel sink unit, built-in oven with 4-ring electric hob above and extractor over, tiled splashback surround, plumbing for washing machine, built-in alcove cupboard and a Victorian fireplace set in tiled and timber surround with timber mantle

#### Utility

With radiator, fitted base units with worktop including single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer and Worcester boiler

#### Bedroom 5

With radiator

#### Bathroom

with suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin with light and mirror above and low level w.c., heated towel rail, extractor fan and wall mounted electric fan heater

#### WC

With radiator, low level WC, pedestal wash hand basin and extractor

#### Lounge

with 2 radiators, built-in alcove cupboard, coal effect gas fire set in Victorian fireplace with tiled and timber surround, timber mantle and granite hearth

#### Kitchen

With radiator, a range of fitted wall and base units with worktop including 1½ bowl stainless steel sink unit, built-in oven with 4-ring electric hob above and extractor over, tiled splashback surround, plumbing for washing machine, built-in alcove cupboard and a Victorian fireplace set in tiled and timber surround with timber mantle

#### Landing

With radiator

#### Bedroom 1

With two radiators, built-in alcove cupboards and TV point

#### Bedroom

With 2 radiators, archway and TV point

#### Bedroom 3

With radiator

#### Bedroom 4

With radiator

#### Shower Room

with double walk-in shower, pedestal wash hand basin with light and mirror above, low level w.c., heated towel rail, wall mounted fan heater and extractor

### EXTERNAL

Small gravelled terrace behind a dwarf wall to the front. Side passageway providing access to the rear.

### MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band: E











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

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.



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (56-68)	62
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC  
England & Wales

Old Custom House, Porthmadog, Gwynedd, LL49 9NB  
Approximate Gross Internal Area  
200.8 sq m / 2161 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

