



**Tom Parry**

72, New Street, Porthmadog, LL49 9EE

**£200,000**



## 72 New Street, Porthmadog, LL49 9EE

Tom Parry & Co are delighted to offer for sale this much loved end of terrace family home, located in the centre of the bustling harbour town of Porthmadog.

"Egryn" has been extended at the rear to afford two large reception rooms & a good size kitchen on the ground floor, three bedrooms and a bathroom to the first floor and the added benefit of a converted attic room. The property also has a yard at the rear with an external WC and utility room and gated access to the street.

Early viewing is recommended.

**Our Ref: P1454**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with wood flooring and radiator

#### Lounge/Diner

with gas fired coal effect fire with tiled surround and timber mantle; deep bay window to the front; built in storage; two radiators; under stair storage; part carpet/part timber flooring

#### Sitting Room

with an in-set log burning stove in green slate surround; laminate flooring; 'French' doors to the rear and radiator

#### Kitchen

with a range of built in wall and base units; 'Rangemaster' stove with 5 ring burner and extractor fan over; space and plumbing for dishwasher; tile effect laminate flooring; one and a half bowl sink and drainer and space for larger style fridge freezer

### FIRST FLOOR

#### Landing

with stair/ladder access to attic room and radiator

#### Bedroom 1

with carpet and radiator

#### Bedroom 2

with laminate flooring and radiator

#### Bedroom 3

with laminate flooring and radiator

#### Bathroom

with four piece suite including panelled bath; corner shower; pedestal washbasin; low level WC; built in storage; panelled walls

### ATTIC ROOM

#### Attic Room

with 'Velux' rooflight; eaves storage; carpet and radiator

### EXTERNALLY

The property has the benefit of an enclosed rear yard, with external WC and utility room with workbenches and space and plumbing for washing machine and tumble dryer.

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C







# Tom Parry

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tomparry.co.uk



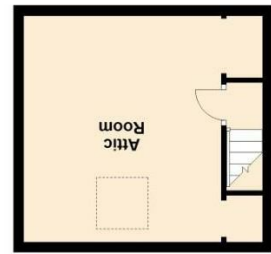
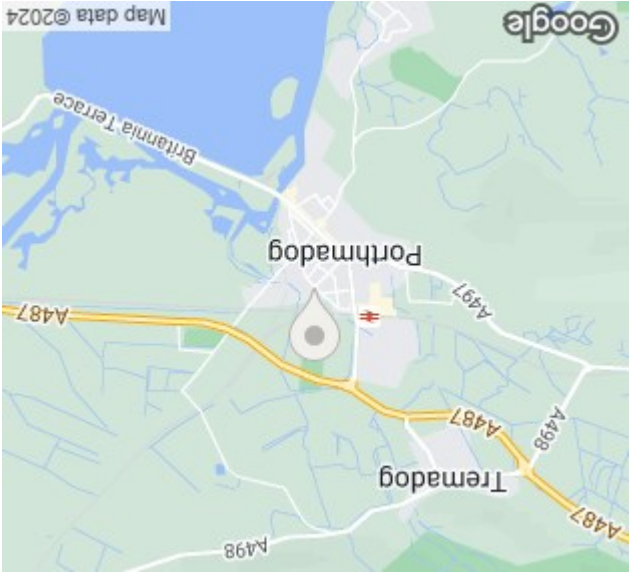
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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

Score	Energy rating	Current	Potential
92+	A	81 B	
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

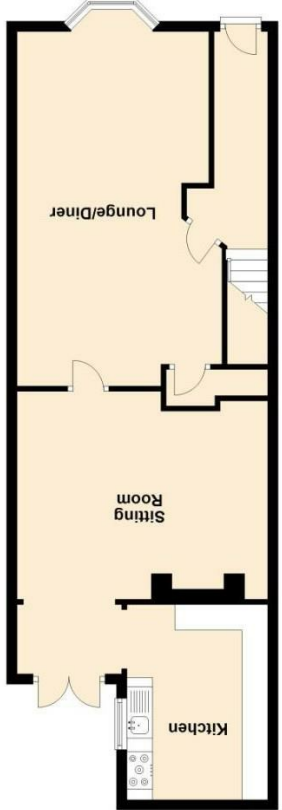
Energy rating and score  
This property's current energy rating is D. It has the potential to be B.  
See how to improve this property's energy efficiency.



Second Floor



First Floor



Ground Floor

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