



**Tom Parry**

6, Britannia Place, Porthmadog, LL49 9LY

**£210,000**

## 6 Britannia Place, Porthmadog, LL49 9LY

Tom Parry & Co are delighted to offer for sale this Grade II listed mid terraced property located a short walk from the harbour in the bustling town of Porthmadog, with parking to the front.

Originally forming three workers' cottages, the property has been amalgamated prior to its listing to form a deceptively spacious property comprising a modern kitchen/breakfast room which opens to the rear garden, separate dining room and lounge with stone inglenook open fireplace to the ground floor and three bedrooms and a good size family bathroom to the first floor.

The rear garden is a good size with large storage sheds with light and power as well as a spacious patio area. This property is tucked away from the hustle and bustle of town, but within easy walking distance of the High Street, Harbour, Railway & The Cob. Early viewing is recommended.

Ref: P1464

### ACCOMMODATION

All measurements are approximate.

### GROUND FLOOR

#### Entrance Hallway

with cloaks area and radiator

#### Kitchen/Breakfast Room

with range of modern fitted wall and base units; 1 1/2 bowl stainless steel sink and drainer unit; integrated Neff oven; integrated electric hob with extractor over; integrated slimline dishwasher; tiled splashback; carpeted seating area with arched window to front; wall mounted 'Worcester' boiler; two radiators; built-in storage to seating area; door to rear garden

#### Dining Room

with window to rear; carpet flooring; radiator

#### WC/Utility

with low level WC; wall mounted wash hand basin; space and plumbing for washing machine

#### Living Room

with stone Inglenook fireplace with open fire; carpet flooring; radiator; door to rear patio

### FIRST FLOOR

#### Landing

with window to rear

#### Bedroom 1

with built-in cupboards; window to rear; 'Velux' window to front; carpet flooring; radiator; loft access

#### Bedroom 2

with built-in cupboard; feature arched window and 'Velux' to front; carpet flooring; radiator

#### Bedroom 3

with built-in cupboard; feature arched window and 'Velux' to front; carpet flooring; radiator

#### Bathroom

with panelled bath with electric shower fitted; low level WC; pedestal wash hand basin; heated towel rail

#### EXTERNALLY

The property is accessed via a gated patio to front, comprising a combination of brick and slate paving; a range of mature shrubs; storage unit and easy walking access to the Cob. We are advised that there is a right of way and right to park cars to road in front of the property.

Rear garden with large timber sheds with light and power connected and a slate patio area

#### SERVICES

All mains services

#### MATERIAL INFORMATION

Tenure: Freehold

Gwynedd Council Tax Band 'B'

Right of way and right to park cars to road in front







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.

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. Plan produced using PlanUp.



First Floor



Ground Floor

