



**Tom Parry**

47A, South Snowdon Wharf, Porthmadog, LL49 9NE

**£199,500**

## 47A South Snowdon Wharf, Porthmadog, LL49 9NE

Tom Parry & Co are delighted to offer for sale this beautifully modernised two bedroomed apartment located on the popular "South Snowdon Wharf".

This property is located in arguably one of the best positions on the development, with stunning views across the Estuary and out to sea beyond. The vendors are reluctant sellers of this fantastic apartment and will miss the outlook that this property has. The property has been heavily invested in over the past few years, with high quality finishes throughout., enabling it to be a very successful holiday let.

The property is a successful holiday let and has been meeting Gwynedd Council's minimum number of nights for rating purposes. A number of bookings have already been made for 2024!

Early viewing of this stunning property is highly recommended.

**Ref: P1468**

### Accommodation

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with fitted cloaks cupboard; electric night storage heater; luxury vinyl flooring

#### Open Plan Lounge/Kitchen

Kitchen area with range of fitted wall and base units with quartz worktop over; undermount kitchen sink; boiling water tap; built in combination microwave/oven; integrated extractor fan, integrated fridge with added freezing compartment; luxury vinyl flooring

Lounge area with wall mounted electric heater; uPVC mahogany effect double glazed sliding patio door with side panels opening onto sizeable paved patio enjoying excellent views over the harbour, estuary and towards Cardigan Bay

#### Bedroom 1

with electric panel wall heater; wall cupboards; luxury vinyl flooring; excellent views

#### Bedroom 2

with built-in wardrobe with cupboards above; built-in cupboard; electric wall mounted panel heater; views over the outer Estuary towards the Merioneth mountains

#### Bathroom

with heated and LED illuminated mirror; walk in shower unit with shower screen; 'Mira' shower; combination hand basin and WC vanity unit; extractor fan; heated towel rail; tiled walls; luxury vinyl flooring

### EXTERNALLY

with allocated parking space, bin store and locker.

The property opens up onto arguably the most stunning views on the Wharf.

### SERVICES

Mains Water; Electricity; Drainage

### MATERIAL INFORMATION

Leasehold – Original term 999 years with approximately 45 years expired.  
Ground Rent – approximately £25 per annum  
Maintenance Charge - approximately £900 per annum







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		
81-91	B		
69-80	C		
55-68	D		75 C
39-54	E	48 E	
21-38	F		
1-20	G		

