



Tom Parry

6, Corn Hill, Porthmadog, LL49 9AT

£325,000

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Tom Parry & Co are delighted to offer for sale this highly successful holiday let property, located on the popular harbourside in the bustling town of Porthmadog.

'Captains Penthouse' is located on part of the third and four floors of a stunning Grade II listed property and enjoys breath-taking panoramic views across Porthmadog Harbour and the Merioneth Mountain Range beyond. The property has the benefit of a spacious living room with many original features; three bedrooms; a large kitchen diner and a modern bathroom. Externally there is use of a shared decking area and shared parking area. The property is offered for sale fully furnished, making an ideal "turnkey" investment opportunity.

The property is sold as leasehold though with the owners taking a share of the freehold of the property. This property has to be viewed to be fully appreciated.

Ref: P1460

ACCOMMODATION

All measurements are approximate

THIRD FLOOR

Kitchen/Dining Area

Kitchen Area

with a range of modern built in wall and base units, with integrated appliances including: fridge, dishwasher, washing machine, oven and hob with extractor over and microwave. There is a stainless steel sink unit; wooden flooring; storage cupboard (housing combi boiler); feature exposed beams and open staircase to fourth floor

Dining Area

with window to the side and glass driftwood table

Bedroom 1

with stunning views across the harbour and Merioneth Mountain Range beyond; feature exposed stone wall and wooden flooring

Bedroom 2

with feature exposed stone wall and wooden flooring

Bathroom

with suite comprising low level WC; wash hand basin; shower compartment; limestone freestanding bath with centralised taps; heated towel rail and feature slate wall

FOURTH FLOOR

Lounge

with stunning panoramic views across the harbour, railway and Merioneth Mountain Range from a bi-folding dormer window; log burning stove; feature exposed beams and wooden flooring

Bedroom 3

with eaves storage; "Velux" rooflight and wooden flooring. Please note that the entrance is slightly restricted by the rafters of the roof.

EXTERNALLY

The property is access via a shared timber decked patio area with outstanding views and also has the benefit of shared private parking

SERVICES

All Mains Services

MATERIAL INFORMATION

Tenure: Leasehold with owners having share of freehold
Council Tax: Business Rates Apply.

Contents (with the exception of the artwork) are included in the sale.





Tom Parry

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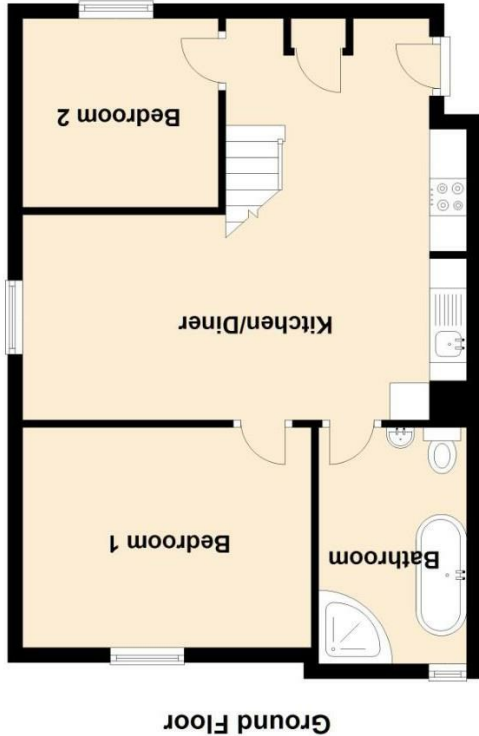


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G		

