



Tom Parry

2, Llys y Porth, Porthmadog, LL49 9NG

£275,000

2 Lllys y Porth, Porthmadog, LL49 9NG

Tom Parry & Co are delighted to offer for sale this much loved family home, located in the centre of the bustling harbour town of Porthmadog. This four bedroomed townhouse is located a stones throw from the Ffestiniog Railway, the harbour and the popular 'Spooners' bar as well as being on the doorstep of National Trust walks and the Cob.

The current owners have immaculately maintained the property with cosy living space to the ground floor and four bedrooms to the two upper floors, three of which are en-suite. The property was originally designed as a ground floor flat and a first/second floor duplex apartment and has the potential to be split should this be an option.

The quality of this property really has to be seen to be fully appreciated. Early viewing is recommended.

Ref: P1472

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Lounge/Diner

with electric fire set in marble surround; wood flooring; under-stair storage; radiator; two windows; door to side

Rear Hallway

with door to rear

Kitchen

with range of fitted wall and base units with granite worktops over; integrated dish washer; flip down TV/CD player; 5 burner Range cooker; inset 'Belfast' sink' integrated full height fridge and freezer; radiator; pull-out units to cupboards; wood flooring

Utility

with integrated washing machine and tumble dryer; inset 'Belfast' sink; WC and wash hand basin; shuttered window to side

WC

with low level WC; washbasin and wall mounted Worcester boiler

FIRST FLOOR

Landing

with shuttered windows with views to Moel y Gest and harbour

Bedroom 1

with radiator; carpet flooring

Ensuite Shower Room

with large walk-in shower with rain shower; wash hand basin set in vanity unit; WC; part tiled walls; tiled flooring; radiator

Walk-in Wardrobe

with fitted shelving and rails and stereo system linked to en-suite

Bedroom 2

with carpet flooring; radiator; shuttered windows

Bathroom

with roll top bath; panelled walls; wash hand basin set in vanity unit; high level WC; 'Victorian' style heated towel rail; tiled flooring

SECOND FLOOR

Landing

with radiator; 'Velux;' window

Bedroom 3

with carpet flooring; dormer window; 'Velux;' window with views to Moel y Gest and Harbour; door to Ensuite

Ensuite

with shower; wash hand basin set in vanity unit; low level WC

Bedroom 4

with carpet flooring; radiator

Ensuite WC

with WC; wash hand basin set in vanity unit

SERVICES

All Mains Services

MATERIAL INFORMATION

Tenure: Freehold
Gwynedd Council Tax Band 'E'



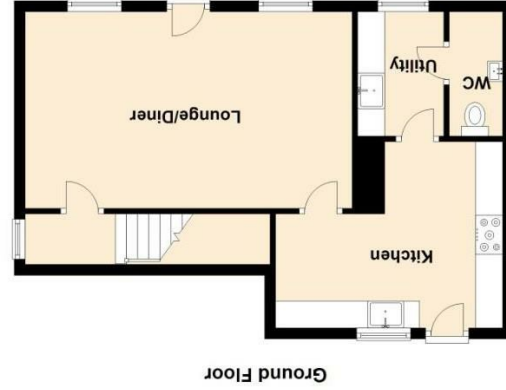




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

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 license from William Horne Energy Assessments. All rights reserved. Plan produced using PlanLP.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

