



**Tom Parry**

Is Y Bryn, Borth Road, Porthmadog, LL49 9UP

**£265,000**

## Is Y Bryn Borth Road, Porthmadog, LL49 9UP

Tom Parry & Co are delighted to offer for sale 'Is y Bryn' an attractive and well appointed semi-detached residence, located on Borth Road in the popular harbour town of Porthmadog. Borth Road also leads down to the small seaside village of Borth-y-Gest, where there are tearooms and a restaurant overlooking the picturesque Bay and the Dwyrdd Estuary.

This property offers spacious family accommodation with four bedrooms, living room, kitchen, utility, shower room and family bathroom. The property also has the added benefit of tiered gardens to the rear leading to a lawn fenced area with far reaching countryside views.

Whilst some modernisation would be required, Is y Bryn provides well proportioned rooms, perfect for family living. Early viewing of this property is highly recommended!

**Ref: P1484**

### ACCOMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hall

with herringbone quarry tiles; under stair storage; door to rear

#### Living Room

with feature log burner stove set in alcove with timber bressumer beam over; large bay window to front; stripped floor boards; radiators set in bay window

#### Kitchen

with gas fired 'Rangemaster' oven set in alcove with timber bresummer over; range of wall and base units with worktops over; space and plumbing for washing machine; space for under counter tumble dryer; integrated under counter fridge and freezer; part tiled walls; built in storage; wall mounted 'Ideal' boiler; herringbone quarry tiled flooring; radiator

#### Sitting Room

with timber fire surround; large bay window to front; built in storage; stripped floor boards; radiator

#### Utility

with fitted wall and base units

#### Shower Room

with tiled shower; low level WC; heated towel rail; pedestal wash hand basin; tiled walls

### FIRST FLOOR

#### Landing

with loft access x 2

#### Bedroom 1

with two windows to front enjoying countryside views; carpet flooring; radiator

#### Bedroom 2

with two windows to front enjoying countryside views; carpet flooring; radiator

#### Bedroom 3

with carpet flooring and radiator

#### Bedroom 4

with carpet flooring and radiator

#### Bathroom

with corner bath tub; corner shower cubicle with panelled walls; low level WC; wash hand basin set in built in vanity unit; heated towel rail; tiled walls and floor

### EXTERNALLY

The property is accessed via steps up to the front door, with beautifully maintained terraces to either side of the steps. There is roadside parking at the front of the house.

The rear gardens have been tiered with stone retaining walls with a range of mature shrubs and trees with top terrace decking area enjoying far reaching views.

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D







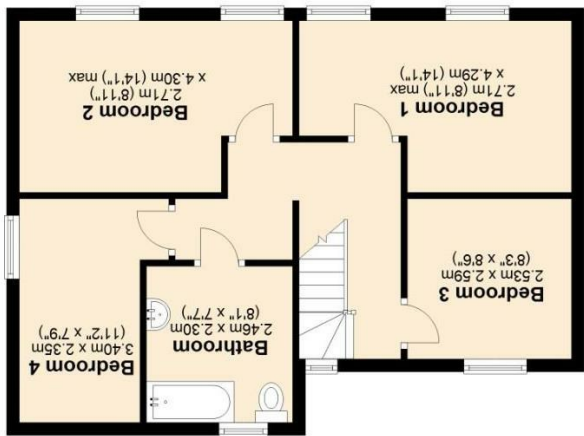
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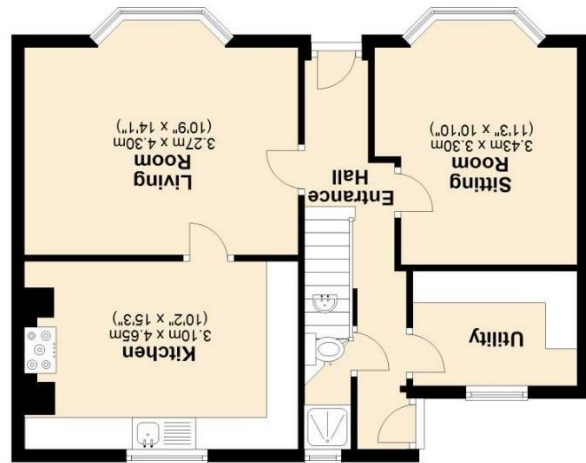
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor