

# Tom Parry

1 Belle Vue, Garth Road, Porthmadog, LL49 9BN £375,000

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Tom Parry & Co are delighted to offer for sale this Grade II listed residence, occupying an elevated position just a short walk outside of the harbour town of Porthmadog and it is also just a short walk to Borth y Gest Bay.

The property's living accommodation is set over three storeys; with two reception rooms and kitchen room on the ground floor; on the second floor are two bedrooms and a bathroom, plus a sitting room with open views towards the Harbour and Estuary; there are a further three bedrooms and shower room to the top floor. There is also a useful basement to the lower ground floor.

There is a seating area in the raised front garden from which to enjoy the views and a small yard to the rear. Properties in this location seldom come to market and early viewing is recommended.

# Ref: P1485

# **ACCOMMODATION**

All measurements are approximate

# **GROUND FLOOR**

# Hallway

with wooden flooring; carpeted staircase with decorative spindles; window to side; radiator

# **Living Room**

with tall sliding sash windows with views to the Estuary; cast iron fireplace with timber surround; carpet flooring; radiator

# **Dining Room**

with built-in storage; carpet flooring; radiator

# **Kitchen**

with corner window with stunning Estuary views and breakfast bar in front; range of wall and base units; integrated gas hob with extractor over; stainless steel sink and drainer unit; integrated double electric oven; integrated dishwasher; integrated washing machine; door to rear yard; radiator; door to Basement

### **Basement**

with pantry area at top of stairs with space for tumble dryer; basement is open plan with separate WC and storage room

# **FIRST FLOOR**

### Landina

with built-in storage cupboard; window to side

# Sitting Room

with large sliding sash windows enjoying far reaching views over Estuary and Harbour; cast iron fireplace set in timber surround; built-in storage; carpet flooring; radiator

### Bedroom

with original fireplace with timber surround; built-in cupboard; carpet flooring; radiator

# **Bedroom 5**

a dual aspect room with stunning Estuary and Harbour views; carpet flooring; radiator

### **Bathroom**

with suite comprising panelled bath with shower over; low level WC; pedestal wash hand basin; original cast iron fireplace; built-in airing aupboard with wall mounted 'Worcester' boiler

# **Separate WC**

# **SECOND FLOOR**

## Bedroom 2

with stunning Estuary views; carpet flooring; radiator; original cast iron fireplace

# **Bedroom 3**

with carpet flooring; radiator; original cast iron fireplace

# Bedroom 4

with carpet flooring; radiator; original cast iron fireplace and access to attic

# **Shower Room**

dual aspect with far reaching views; suite comprising large corner shower; low level WC; pedestal washhand basin; vinyl flooring; radiator

# **EXTERNALLY**

The property is accessed via gated steps to the front of the house. There is a gravelled terrace with seating area and small lawn bound with mature shrubs enjoying beautiful views.

At the rear there is a small yard to rear with steps to a secondary entrance to the basement and a side access gate.

### **SERVICES**

All Mains Services

# **MATERIAL INFORMATION**

Tenure Freehold Gwynedd Council Tax Band 'E' Grade II Listed On Street Parking









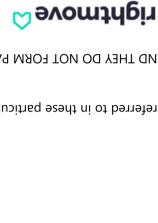




Map data @2025

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