



Tom Parry

1, East Avenue, Porthmadog, LL49 9EN

£185,000

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Tom Parry & Co are delighted to offer for sale this newly refurbished end of terrace property, situated in the centre of the bustling harbour town of Porthmadog.

This property has been refurbished to a high standard including a newly fitted kitchen with integrated appliances and a new bathroom. There is a living room, kitchen and dining area to the ground floor, that opens to a paved patio with access to an external WC and utility room. To the first floor there are three bedrooms and the bathroom.

The icing on the cake to this delightful property is the garage at the rear - something of a rarity in the centre of town. Early viewing is recommended.

Our Ref: P1455

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with under stair storage, newly carpeted floors and radiator

Kitchen

with newly fitted two-tone kitchen with a range of wall and base units; integrated electric oven; integrated induction hob with extractor over; integrated dishwasher; integrated fridge freezer; integrated microwave one and a half bowl sink and drainer

Dining Area

with 'French' doors leading to rear garden and radiator

Living Room

with gas fire set in in marble surround; wood flooring; two radiators and door to dining area

External Utility Room

accessed from yard; including low level WC and pedestal washbasin and plumbing for washing machine

FIRST FLOOR

Landing

with access to roof space via an extendable ladder

Bedroom 1

with two windows to the front and radiator

Bedroom 2

with views over garden and radiator

Bedroom 3

with views over garden and radiator

Bathroom

with newly fitted suite including panelled bath with rain shower over and glass screen; wash basin set in vanity unit; low level WC; heated towel rail and "Velux" window

EXTERNALLY

The property has a rear garden laid to block paviours. There is a single garage to the rear of the garden with side door and also a gate to the rear service lane.

SERVICES

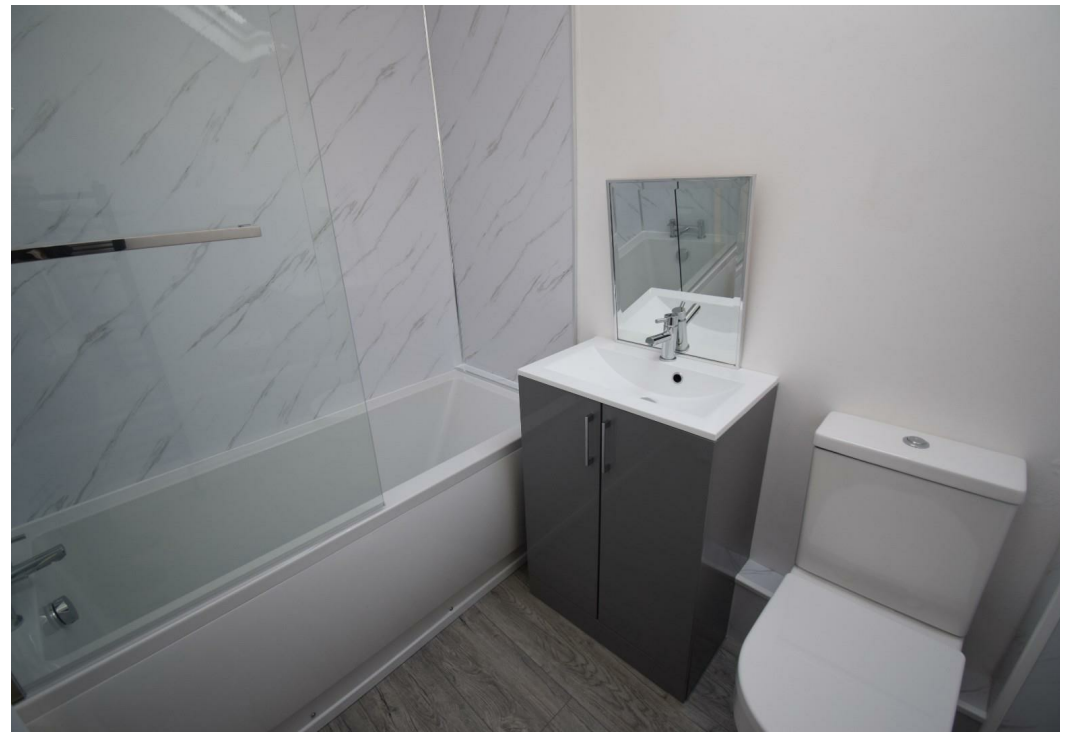
All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B



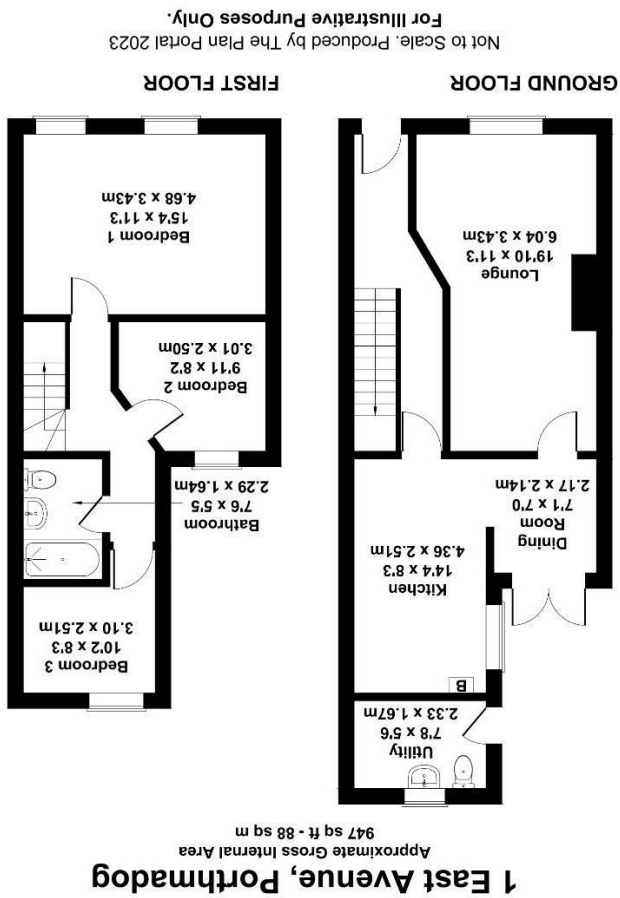




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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
1-20	G		
21-38	F		
39-54	E		
55-68	D	59 D	
69-80	C		
81-91	B		82 B
92+	A		

