



Tom Parry

37, Maes Gerddi, Porthmadog, LL49 9LE

£265,000

37 Maes Gerddi, Porthmadog, LL49 9LE

Tom Parry & Co are delighted to offer for sale this semi detached house located in a much sought after residential location a short walk from the centre of Porthmadog. The property provides 3 bedrooms and bathroom to the first floor, with the kitchen/breakfast room which opens into the living room on the ground floor. There is an additional room to the ground floor currently used as a playroom/sun room.

The property has the added benefit of an attached garage and an enclosed rear garden. Located adjacent to both local schools, this property would make an ideal family home.

Ref: P1489

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Porch

with glazed surround; laminate flooring

Entrance Hallway

with radiator; wood flooring

Living Room

with electric fire set in timber surround; radiator; wood flooring; double doors to Kitchen/Breakfast Room

Kitchen/Breakfast Room

with range of modern fitted wall and base units; 1 1/2 bowl stainless steel sink and drainer unit; electric hob with extractor over; built-in double oven; integrated dishwasher; under-stair storage; door to garden

Playroom/Sunroom

with radiator; laminate flooring; double doors to rear

FIRST FLOOR

Landing

with window to side; loft access; airing cupboard with wall mounted 'Worcester' boiler

Bedroom 1

with carpet flooring; radiator

Bedroom 2

with views to Moel y Gest at rear; carpet flooring; radiator

Bedroom 3

with carpet flooring; radiator

Bathroom

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

EXTERNALLY

The property is accessed via a private driveway to the front, with space for a number of vehicles and leading to a detached garage. There is a lawned garden at the front of the house with mature shrubs for privacy.

At the rear there is a good sized garden with concrete patio area and garden laid to lawn.

SERVICES

All Mains Services

MATERIAL INFORMATION

Tenure: Freehold
Gwynedd Council Tax Band 'C'



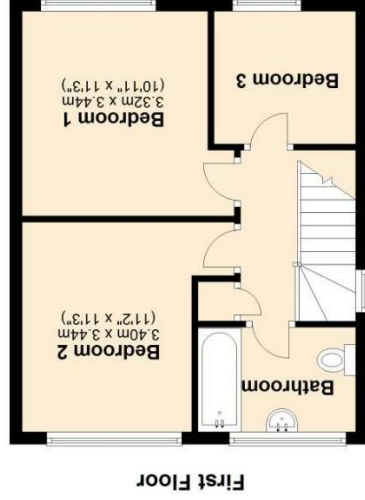
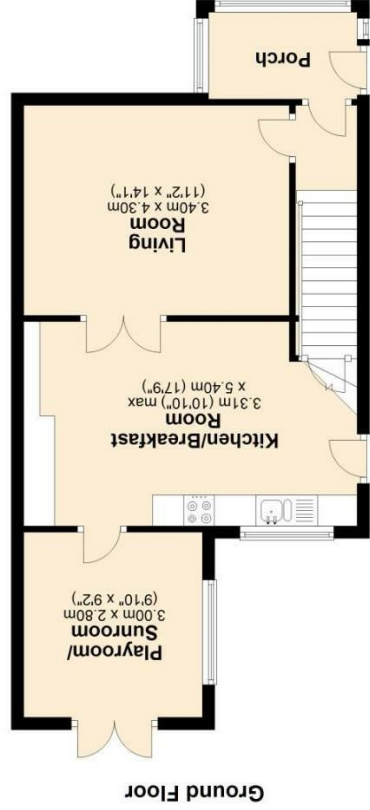




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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 licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

