



**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'







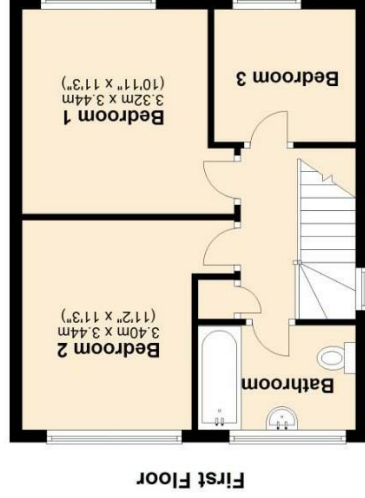
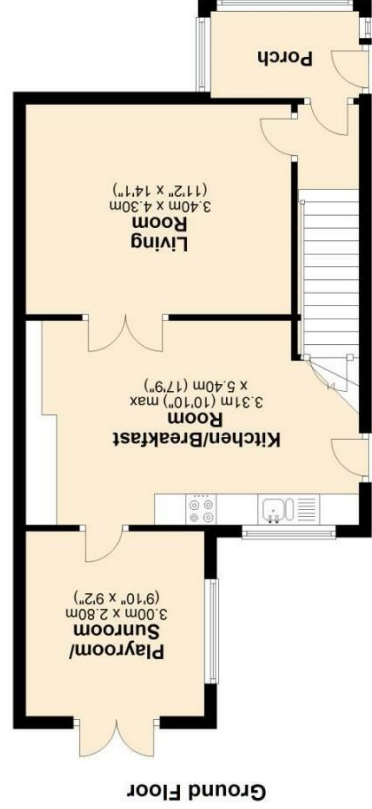




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

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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		

