

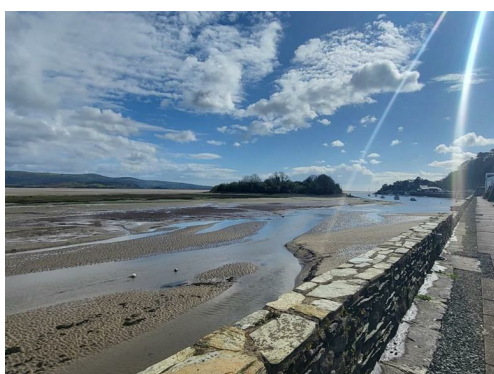
Tom Parry



23A South Snowdon Wharf, Porthmadog, LL49 9ND

£120,000

- Stunning estuary views!
- Ground Floor Apartment
 - 1 Bedroom, Bathroom & Open Plan Kitchen/Living Room
 - Allocated Parking
 - Convenient for all local Amenities
- Short walk from the town, Ffestiniog Railway and beaches



Tom Parry & Co are delighted to offer for sale this ground floor apartment situated in a prime harbourside development of leisure homes in the popular town of Porthmadog. With one bedroom and an open plan kitchen/living area, this harbour side apartment also enjoys views to the Estuary. There are not many properties around that are a stones throw from such stunning views and the ground floor position means that this can be enjoyed both inside and out, all year round! Just imagine taking your breakfast out onto the harbour wall, just 10 metres away, and enjoying the view across the estuary as the sun rises above the Portmeirion headland - magic.

Ideally located within easy walking distance of the town's high street amenities and leisure facilities, the renowned Welsh Highland & Blaenau Ffestiniog heritage railway is also on its doorstep.

Ref: P1490

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

with night storage heater; carpet flooring; cloak storage

Open Plan Living/Kitchen

Kitchen Area with fitted wall and base units; stainless steel sink and drainer unit; under counter fridge; electric free standing cooker; vinyl tiled flooring

Living Area with sliding patio doors offering views towards estuary.

Bedroom

with built-in cupboard housing water tank; built-in wardrobe; carpet flooring

Bathroom

with corner shower; low level WC; pedestal wash hand basin; vinyl tiled flooring; extractor fan

EXTERNALLY

The living area opens up onto the estuary pathway against the harbour wall.

The property benefits from a private bin store and allocated parking, big enough for 2 cars.

SERVICES

Mains Electricity, Water & Drainage

MATERIAL INFORMATION

Tenure: Leasehold (999 year lease with approximately 940 years remaining)

Gwynedd Council Tax Band 'B'

Annual Service/Maintenance Charge - £964.99 for 2023

Ground Rent: £15 pa



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		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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.

