



Tom Parry

13, Dora Street, Porthmadog, LL49 9AF

£225,000

13 Dora Street, Porthmadog, LL49 9AF

Tom Parry & Co are delighted to offer for sale this charming terraced house located on Dora Street in the picturesque town of Porthmadog. This property boasts a warm and inviting atmosphere with lounge diner opening onto a fantastic patio area with stunning views, perfect for entertaining guests or simply relaxing with your loved ones.

With 3 bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. Situated in a desirable location, this house offers easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both convenience and tranquillity. Early viewing is recommended.

Our Ref: P1493

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Kitchen

with a range of wall and base units with worktop over; washing machine; dishwasher; under counter fridge and freezer; double oven gas hob with extractor; wall mounted 'Ideal' boiler; laminate flooring; hatch to dining area

Dining area

with railing overlooking lounge area; far reaching views; radiator; under stairs cupboard; laminate flooring

Living room

with sliding patio doors with far reaching views towards Cnicht the Moelwynion Mountain Range and over Porthmadog; gas fire set in slate and timber surround; laminate flooring; radiator

FIRST FLOOR

Bedroom 1

with large picture window with far reaching far reaching views towards Cnicht the Moelwynion Mountain Range and over Porthmadog; carpet; access to roof space;

En-Suite WC

with low level WC; pedestal wash basin; part tiled walls; laminate flooring

Bedroom 2

with laminate flooring; radiator

Bathroom

with panelled bath with shower over the bath; low level WC; pedestal wash basin; tile effect laminate flooring; radiator

SECOND FLOOR

Landing

with 'Velux' roof light; large eaves storage cupboard

Bedroom 3

with large dormer window with views towards Cnicht and over Porthmadog; exposed floor boards; 'Velux' window at rear; radiator

EXTERNALLY

The property occupies a roadside position at the front.

At the rear there is a terraced patio with mature shrubs, enjoying stunning views and a gate to a rear access lane.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

On road parking.



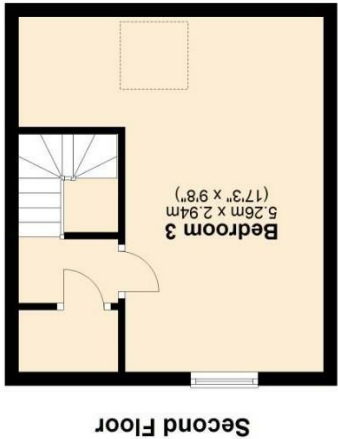
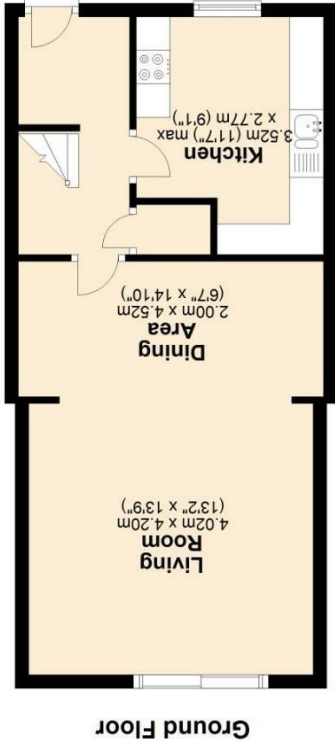




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 64 D | |
| | | | 85 B |

