



Tom Parry

39, Maes Gerddi, Porthmadog, LL49 9LE

£249,950

39 Maes Gerddi, Porthmadog, LL49 9LE

Tom Parry & Co are delighted to offer for sale this semi-detached property located on a much sought-after residential street in Porthmadog. This lovely home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's ample space for the whole family to unwind and rest comfortably.

The property features a modern bathroom, ensuring convenience and style for your daily routines. The house has recently undergone modernisation, offering a fresh and contemporary feel throughout.

The good-sized rear garden is ideal for outdoor activities, gardening enthusiasts, or simply enjoying a cup of tea in the fresh air.

Don't miss the opportunity to make this lovely property your new home, early viewing is recommended.

Ref: P1495

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Porch

with glazed surround; vinyl flooring

Entrance Hallway

with radiator; carpet flooring

Living Room

with two radiators; carpet flooring; patio doors to rear garden;

Kitchen

with vinyl flooring, a range of fitted wall and base units; stainless steel sink & drainer, integrated oven and hob with extractor over; space for undercounter fridge; newly installed "Vaillant" boiler.

Utility Room

with vinyl flooring; with door entering the rear garden.

FIRST FLOOR

Bedroom 1

with one radiator; with carpet flooring.

Bedroom 2

with one radiator; with carpet flooring.

Bedroom 3

with radiator and carpet flooring.

Bathroom

Newly fitted bathroom; with heated towel rail; walk in shower; vinyl flooring; low level WC and free standing wash basin.

EXTERNALLY

The property is accessed via a private driveway to the

side of the house, with a small garden area to the front with mature trees.

There is a good size garden to the rear of the house, with concrete patio and mostly slabbed, with wooden fencing for privacy.

SERVICES

All Mains Services

MATERIAL INFORMATION

Tenure: Freehold
Gwynedd Council Tax Band 'C'

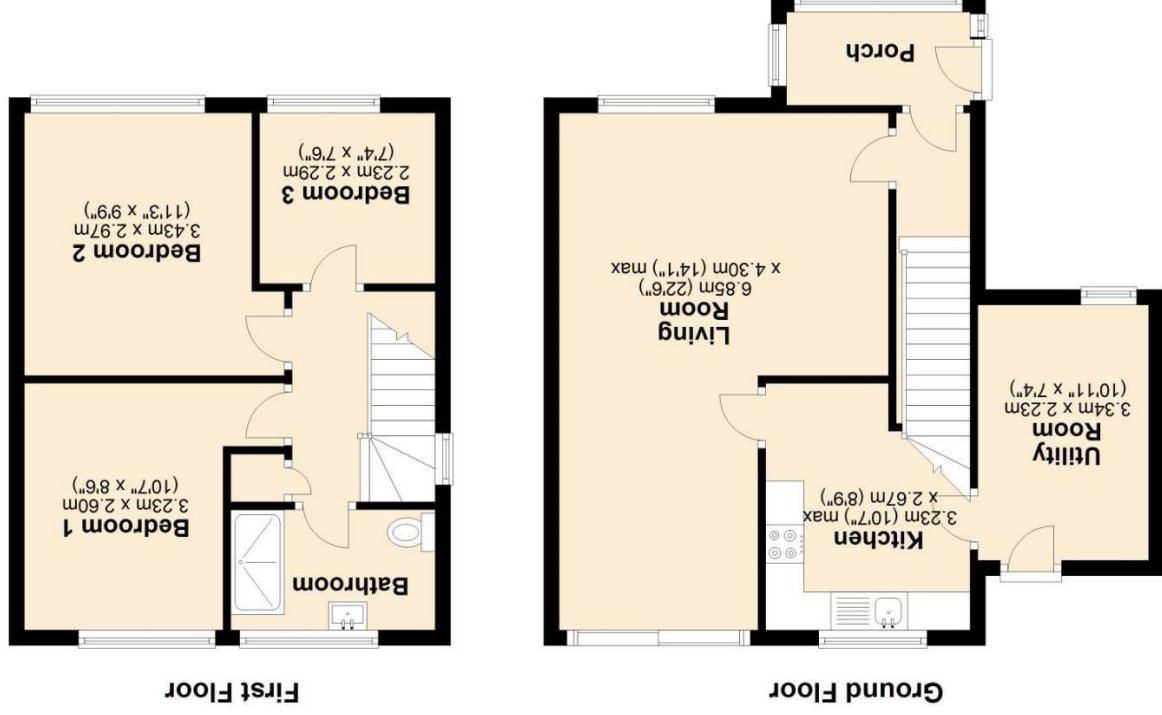






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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	Potential
92+	A	86 B
81-91	B	
69-80	C	71 C
55-68	D	
39-54	E	
21-38	F	
1-20	G	

