



**Tom Parry**

21, Lombard Street, Porthmadog, LL49 9AP

**£399,950**

## 21 Lombard Street, Porthmadog, LL49 9AP

Tom Parry & Co are delighted to offer for sale this stunning Grade II listed mid-terrace house located on Lombard Street in the picturesque harbour town of Porthmadog. This property boasts a generous living accommodation, providing ample room for family life!

Step inside this beautifully modernised home and be greeted by a seamless blend of historic charm and contemporary convenience. The property features four spacious bedrooms, perfect for a growing family or those in need of extra space. The first floor landing of this property is something to behold - with a double height feature natural stone wall, curved stair cases and balcony to the attic room. The inside of this property really has to be seen to be fully appreciated!

The property has the benefit of off-road parking, complete with an electric car charger - a rare find in such a historic setting and in the centre of town. This modern touch ensures that you can embrace sustainable living without compromising on convenience.

Whether you're drawn to the rich history of a Grade II listed property or the allure of a fully modernised home, this mid-terrace house on Lombard Street offers the best of both worlds. Don't miss the opportunity to make this unique property your own and enjoy the best of Porthmadog living.

**Our Ref: P1510**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

This light and airy hallway has the benefit of stripped wooden flooring and under stair storage. A new "wide" staircase with stainless steel spindles leads to the first floor.

There is a downstairs WC tucked underneath the stairs, featuring a low level WC and wash basin set in vanity.

#### Living Room

The living room has the benefit of oak laminate flooring throughout and two large bay windows to the front, providing fantastic lighting to the room. There is a new log burning stove set in an antique slate fire surround. At the rear there is access to the garden from the lounge.

A feature has been made of the ceiling, with fantastic recessed pelmet lighting and there are three radiators to heat the space.

#### Kitchen/Breakfast Room

This fantastic modern kitchen boasts a host of built in high gloss wall and base units, with granite worktops over. It is fully fitted with integrated appliances, including AEG oven, AEG microwave, a Siemens induction hob with wifi facility, a dishwasher and a washing machine. The double stainless steel sink has the benefit of Quooker boiling hot water tap.

The central island has a breakfast bar to the rear and there is also a generous space for a dining table. There are French doors opening onto the rear garden and also a door leading to steps to the cellar.

### CELLAR

The cellar is split into three separate rooms, measuring 5.15m x 5.35m, 7.25m x 2.88m and 7.15m x 3.36m. The rooms have a separate external access and have the potential to be converted into a separate flat or annex, subject to the requisite statutory consents.

### FIRST FLOOR

#### Landing

A fantastic double height space with sweeping staircase to the attic bedroom; feature stone walling; 'Velux' rooflights providing fantastic additional lighting; feature mirrored radiator and balcony over from the attic floor

#### Master Bedroom

Step down into this fantastic space with a large feature window to the apex of sloping ceilings with feature exposed roof beams. The floors have stripped floorboards and there are two large windows and a 'Velux' for additional lighting.

#### En-Suite

The en-suite is fitted with a tiled corner shower; low level WC; wash basin set into vanity unit and heated towel rail.

#### Bedroom 2

With large window to front, radiator and striped floorboards.

#### Bedroom 3

With feature original cast iron fireplace; stripped floorboards; large window to the front and radiator

#### Family Bathroom

This luxurious bathroom has a large roll top bath, set in front of an original feature slate fire place with freestanding tap and shower over; the WC and wash basin are set into a large vanity unit with ample storage space; there is a large shower with both rain shower and standard spray options and glass screen and heated towel rail.

### SECOND FLOOR

#### Landing

With balcony overlooking first floor landing and views from 'Velux' windows.

#### Bedroom 4

With a stunning combination of both exposed timbers and steels; 'Velux' windows; and three radiators

#### En-Suite

With tiled shower cubicle with both rain shower and standard spray fittings; low level WC; wash basin set in vanity and heated towel rail.

### EXTERNALLY

The property is accessed from the street at the front.

At the rear there is a private south facing garden laid to lawn, a fantastic area for entertaining or children to play. At the rear of the garden there are two off road parking spaces with the benefit of an electric car charger point.

### SERVICES

All mains services.

The property has been fully refurbished with full building regulation sign off, which included the installation of a mist sprinkler system which also covers the cellar.

The are hard wired internet and satellite cable connections to all rooms.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band TBC - awaiting confirmation following refurbishment.

There is a brand new Samsung American Style Fridge freezer in the kitchen, still boxed. This is available by separate negotiation.







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. Builders work and kitchen fittings are representative only and approximate to actual shape, form and position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under license from William Morris Energy Assessments. All rights reserved. Plan produced using PlanIt.



Score	Energy rating	Current	Potential
92+	A	85 B	
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

