

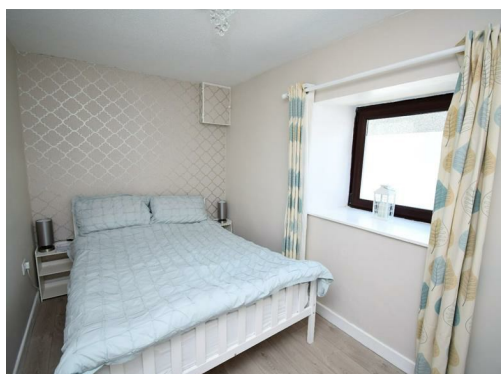
# Tom Parry



**3 Snowdon Place, Smith Street, Porthmadog, LL49 9NN**

**Offers in the region of £134,950**

- Beautifully refurbished cottage
- Finished to a high standard
  - Two bedrooms
  - Large lounge/diner
- Offered for sale fully furnished
- Within walking distance of the town centre



Tom Parry & Co are delighted to offer for sale this charming end of terrace cottage, located a stones throw from the High Street of the bustling harbour town of Porthmadog. 3 Snowdon Place has been beautifully refurbished to a high standard by the current owner. The property is offered for sale fully furnished and is a fantastic opportunity for first time buyers and buy to let investors - you literally could just move in!

This quirky property is an "upside down" house with a large open plan living/dining area and kitchen to the first floor and two bedrooms and a shower room to the ground floor. Early viewing of this fantastic property is highly recommended.

**Our Ref: P1412**

**ACCOMMODATION**

All measurements are approximate

**GROUND FLOOR**

**Entrance Hallway**

a spacious, light and airy entrance hallway with radiator and part carpet, part high quality laminate flooring

**Bedroom 1**

12'2" x 6'11" (3.714 x 2.115)

with high quality laminate flooring and radiator

**Bedroom 2**

7'6" x 9'5" (2.302 x 2.883)

with high quality laminate flooring and radiator

**Shower Room**

with corner shower cubicle; low level WC; pedestal wash basin; tiled walls and high quality laminate flooring

**FIRST FLOOR**

**Lounge/Diner**

10'9" x 19'9" (3.284 x 6.037)

with high quality laminate flooring and radiator; open balustrading over stairs

**Kitchen**

15'8" x 4'9" (4.791 x 1.457)

with a range of built in wall and base units; stainless steel sink and drainer; dishwasher; under counter fridge/freezer; free standing electric oven and wall mounted Worcester boiler.

**SERVICES**

All mains services.

**EXTERNALLY**

The property has the benefit of an external meter cupboard

**MATERIAL INFORMATION**

Tenure: Freehold

Council Tax: "B"

Floor Plan Awaited

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	63 D	
39-54	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.

