

Tom Parry



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

Guide price £127,300

- 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"

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.

