



**Tom Parry**

39, Tan Y Foel, Porthmadog, LL49 9UE

Asking price £220,000

## 39 Tan Y Foel, Porthmadog, LL49 9UE

Tom Parry & Co are delighted to offer for sale this modernised three bedroomed property just a short walk from the stunning promenade in the seaside village of Borth Y Gest. Properties in this highly sought after residential estate rarely come to market. The pretty Borth Y Gest Bay is home to several small boats and leads onto the North Wales coastal path. The village amenities also include two tea rooms and two bistro restaurants, a garage and a primary school.

The bustling harbour town of Porthmadog is approximately one mile distance providing a broad range of shopping facilities and amenities. It is a popular tourist destination with access to the Snowdonia National Park and the narrow gauge Welsh Highland & Ffestiniog Railway. The surrounding area also benefits from a variety of outdoor pursuits, including golf courses, sailing, fishing, climbing, biking and many scenic coastal and country walks.

Early viewing of this property is highly recommended.

### GROUND FLOOR

#### PORCH

Front door. Laminate flooring. Built in cloakroom.

#### KITCHEN

with laminate flooring. radiator. range of wall & base fitted units. intergrated fridge. intergrated dishwasher. electric over & 4 ring hob with extractor above. stainless steel sink & drainer. pluming space for washer & drier. worcester combi boiler.

#### LIVING ROOM

with laminate flooring. radiator. patio door to rear. stairs to first floor.

#### DOWNSTAIRS WC

with laminate flooring, low level wc & sink basin.

### FIRST FLOOR

#### BEDROOM 1

with carpet. radiator & built in storage cupboard.

#### BEDROOM 2

with carpet. radiator & built in storage cupboard.

#### BEDROOM 3

with carpet. radiator & built in storage cupboard.

#### BATHROOM

with laminate flooring. heated towel rail. tiled walls. low level wc. sink basin. bath with electric overhead shower.

#### EXTERNALLY

with stairs leading down to front of property & patio area. patio area to rear of property with artificial grass laid down. access onto communal gardens.

1 designated parking space in the private off road car park.

#### SERVICES

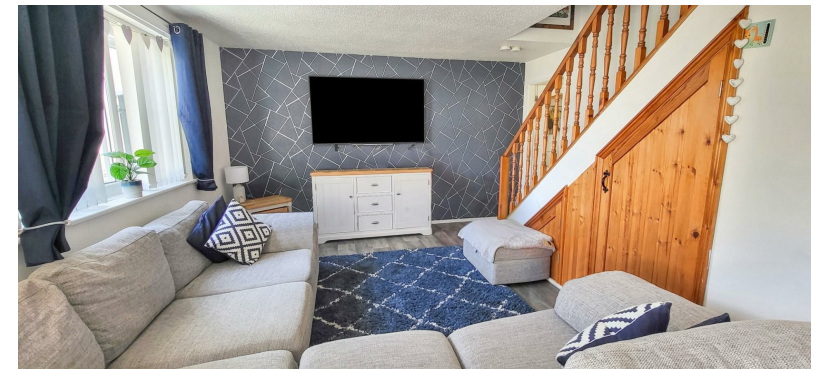
all mains services.

### OTHER INFORMATION

Council Tax: Band C

Tenure: Freehold

£60 a year charge for the communal gardens to be maintained.





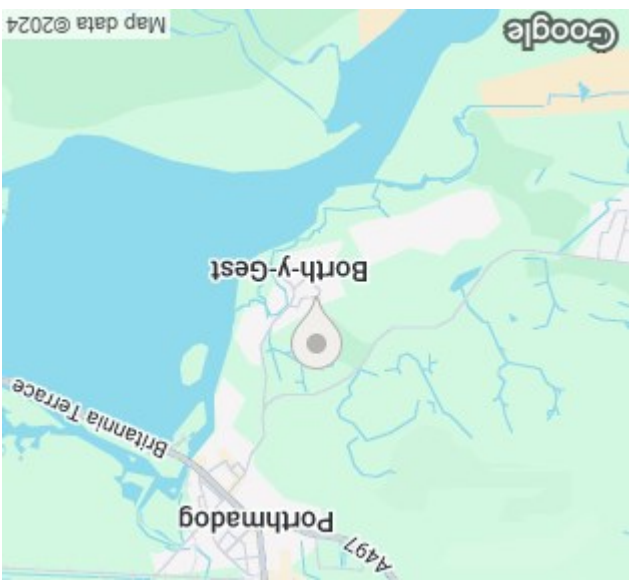


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability.

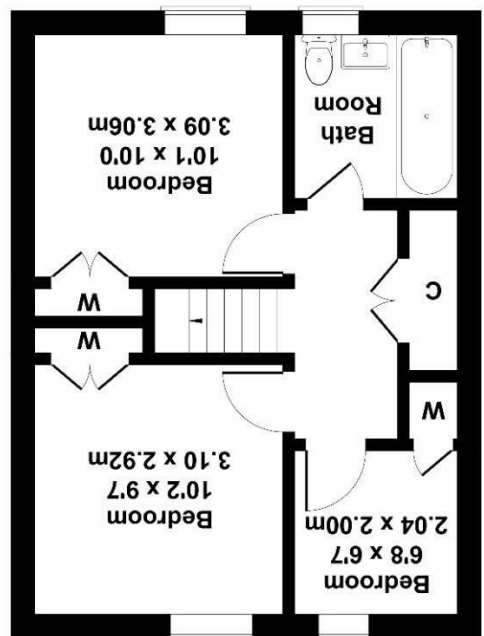
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	73 C	
81-91	B		89 B
92+	A		

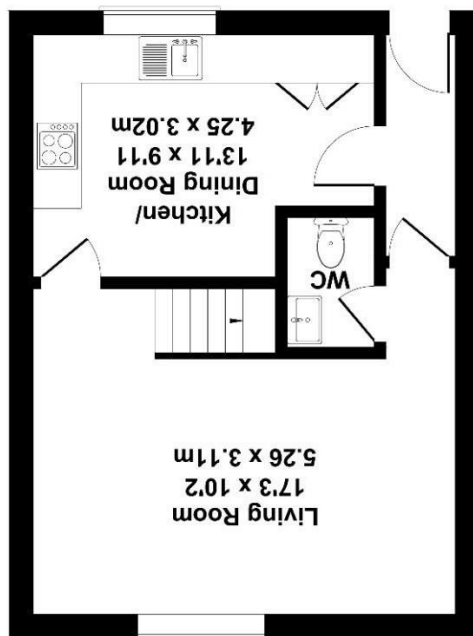


Not to Scale. Produced by The Plan Portal 2024  
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### FIRST FLOOR



### GROUND FLOOR



**39 Tan Y Foel**  
Approximate Gross Internal Area  
818 sq ft - 76 sq m