



# Tom Parry

2, Marine Terrace, Porthmadog, LL49 9BL

£399,000



## 2 Marine Terrace, Porthmadog, LL49 9BL

Tom Parry & Co are delighted to offer for sale this stunning property located on the elevated Marine Terrace in Porthmadog. This characteristic double fronted property boasts not only a prime location but also fantastic views overlooking the picturesque harbour and estuary, as well as the well loved WHR station.

Upon entering, you are greeted by two spacious reception rooms that offer a perfect setting for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms and three bathrooms, this property provides ample space for a growing family or those who enjoy having guests over.

This beautifully modernised house seamlessly blends contemporary comforts with the historic charm of a Grade II listed building. Within walking distance of the High Street amenities, the unique character and elegance of this property make it a truly special find for those looking for a new home. Early viewing is highly recommended.

**Our Ref: P1529**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with radiator; under stair store cupboard and wood effect laminate flooring

#### Living Room

with dual aspect windows enjoying far reaching sea and harbour views to the front; log burner set in inglenook (not in use); built in storage cupboards; wood effect laminate flooring and two radiators

#### Kitchen Breakfast Room

##### Kitchen

with a range of modern fitted 'Shaker' style wall and base units, including central island; integrated electric oven; integrated gas hob with extractor over; inset ceramic Belfast sink; integrated dishwasher; integrated fridge freezer; tiled flooring

##### Dining Area

enjoying fantastic views to the front of the house and with radiator

##### Utility Room

with a range of fitted base units; space and plumbing for washing machine and tumble dryer; stainless steel sink and drainer; 'Velux' style rooflight; doors to two yard areas; tiled flooring and two radiators

##### Washroom

with low level WC; pedestal wash basin; tiled walls and floor and radiator

### FIRST FLOOR

#### Landing

##### Bedroom 1

with two windows to the front enjoying fantastic far reaching views; carpet and radiator

##### En-Suite

with wash basin set into vanity unit with a range of storage units; large tiled shower; low level WC; tiled floor and walls; radiator and window to the rear

##### Bedroom 2

with fantastic views; carpet and radiator

##### Bathroom

with panelled jacuzzi bath with shower over; wash basin set in vanity; low level WC; built in cupboards, one containing hot water tank; tiled flooring and radiator

### SECOND FLOOR

#### Landing

##### Bedroom 3

with dormer window enjoying views; eaves storage cupboard; feature exposed beams; carpet flooring and radiator

##### Bedroom 4

with dormer window enjoying views; eaves storage cupboard; feature exposed beams; carpet flooring and radiator

##### Shower Room

with tiled shower cubicle; low level WC; pedestal wash basin and 'Velux' window

### EXTERNALLY

The property is accessed off marine terrace via steps up to the front terrace of the property, with patio areas either side of the front door.

At the rear, there are two yard areas. The first leads to a tunnel walkway to the rear of the terrace.

The second leads to a slated courtyard with steps up to a stunning terraced garden including a range of mature shrubs, trees and plants. The top level of the garden has a timber summer house with power provided and a timber decking area. The views from this top level are arguably some of the best in Porthmadog, giving a panoramic view across the town, towards the harbour, estuary and mountains beyond.

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold. Used as a permanent residence. Contents available by separate negotiation.

Council Tax: Band F



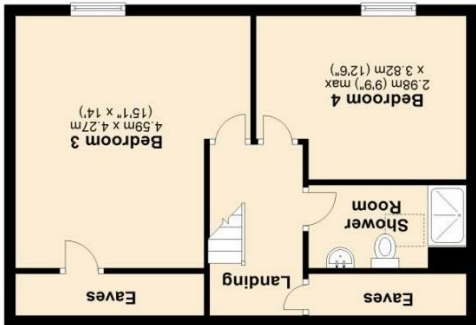




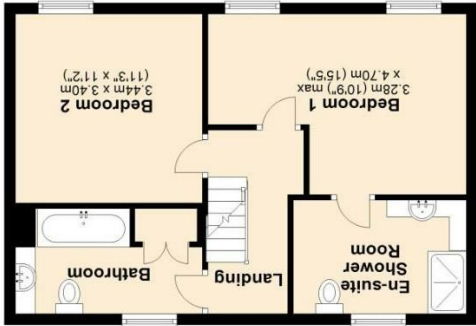


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

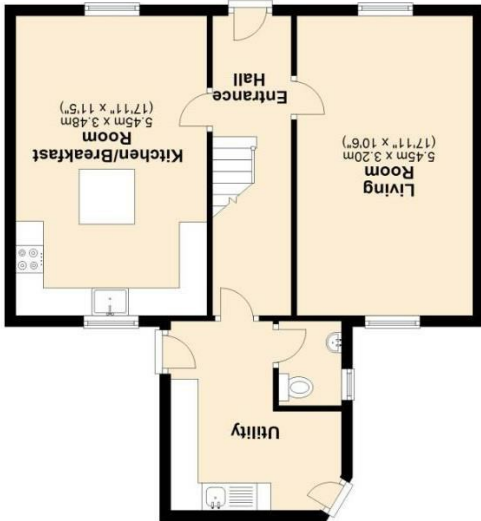
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.



Second Floor



First Floor



Ground Floor

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. Plan produced using Planlup. Reproduced under license from William Morris Energy Assessments. All rights reserved.

