

Tom Parry



25 Smith Street, Porthmadog, LL49 9NN

£85,000

- Spacious terraced property
- Good size garden to the rear
 - Two bedrooms
 - Renovation project
 - Two reception rooms
- Short walk from the High Street & Harbour



Tom Parry & Co are delighted to offer for sale this deceptively spacious 2 bedroomed terrace property, conveniently situated a stones throw from the shops and amenities of Porthmadog High Street.

This property is in need of renovation but offers a blank canvas for a fantastic home for first time buyers or those looking for a project. With two good size reception rooms and a kitchen/breakfast room to the ground floor that opens up to a good size garden and two bedrooms and family bathroom to the first floor, this property offers fantastic potential.

Early viewing is highly recommended.

Our Ref: P1544

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Hallway

Living Room

with electric fire set in timber surround; window to the front and sliding door to dining room

Dining Room

with window to kitchen/breakfast room; gas fire set in timber surround; under stair store cupboard and sliding door to living room

Kitchen/Breakfast Room

with a range of fitted wall and base units; stainless steel sink with double drainer; space and plumbing for gas oven and washing machine; space for dining table; electric fire set in tiled surround and door to garden

FIRST FLOOR

Landing

with built in airing cupboard housing hot water cylinder

Bedroom 1

with a large picture dormer window

Bedroom 2

with built in shelving and dormer window overlooking garden

Bathroom

with panelled bath; shower unit; pedestal wash basin and low level WC

EXTERNALLY

The property occupies a roadside position at the front, with non-designated on street parking available.

The garden can be accessed from the kitchen onto a concrete patio area with outside WC. The garden is then laid to lawn on either side of a pathway leading to a rear access gate. There are also some storage sheds.

SERVICES

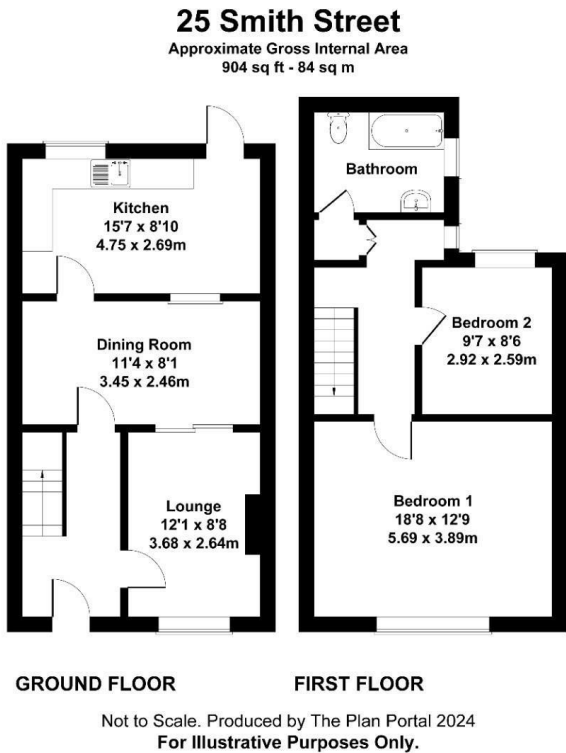
All mains services

MATERIAL INFORMATION

Tenure: Freehold. Currently a primary residence.

Council Tax: Band B

No onward chain.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 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.

