



Tom Parry

26, Ralph Street, Borth y Gest, LL49 9UA

£305,000

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Tom Parry & Co are delighted to offer for sale this mid terrace Victorian residence occupying a prime location in the unspoilt seaside village of Borth y Gest. The property boasts of 3 bedrooms, 2 bathrooms, a cosy lounge & a spacious open plan kitchen/diner. Magnificent panoramic views can be seen from the rear rooms & garden, over the picturesque bay and towards the mountains beyond. The property offers plenty of character & charm, and renovation works carried out in recent years have only complimented the property even further.

The village itself has a tearoom & restaurant, primary school & regular bus service to the nearest town. The popular harbour town of Porthmadog is approximately one mile distance providing a variety of shops, restaurants, leisure centre and primary and secondary schools.

Early viewing is highly recommended. The property has no onward chain.

Our Ref: P1549

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance hallway

with tiled flooring; radiator; open cloak & shoe storage underneath stairs.

Lounge

with carpet flooring, radiator, bay window and log burner situated on slate hearth

Kitchen/Diner

with oak wooden flooring, radiator, double glazed patio doors to rear and stunning views over the bay and towards the Cob and the Snowdonia mountain range beyond

A range of base units with worktop over; single sink & drainer; wall unit & stylish open shelving; space for free standing fridge/freezer; free standing cooker with extractor over; integrated dishwasher; space & plumbing for washing machine; built in "pantry style" storage cupboard; generous space for dining table.

Shower Room

with tiled flooring & part tiled walls; heated towel rail; low level WC; hand basin situated in wall mounted storage unit; free standing walk in shower.

Space & plumbing for tumble dryer with storage shelf over.

FIRST FLOOR

Landing

with airing storage cupboard; access to loft hatch.

Master Bedroom

with exposed floorboards; radiator; windows to front.

Bedroom 2

with exposed floorboards; radiator.

Bedroom 3

with carpet flooring; radiator; breath-taking views over the Bay and towards the Cob and Snowdonia mountain range beyond

Bathroom

with vinyl flooring, part tiled walls; low level WC; pedestal sink basin; bath; heated towel rail.

EXTERNALLY

The property is accessed via a gravelled garden to the front behind a low level rendered stone wall and iron gate.

At the rear there is a slate crazy paved patio with steps leading down to a further slate shale garden and gate providing access to the service lane at the rear. There are breath-taking panoramic coastal and mountain views to be enjoyed from the rear of the property.

SERVICES

All mains services connected

MATERIAL INFORMATION

Council Tax Band - D

Tenure - Freehold.

Property is currently registered as a main residence (use class C3).





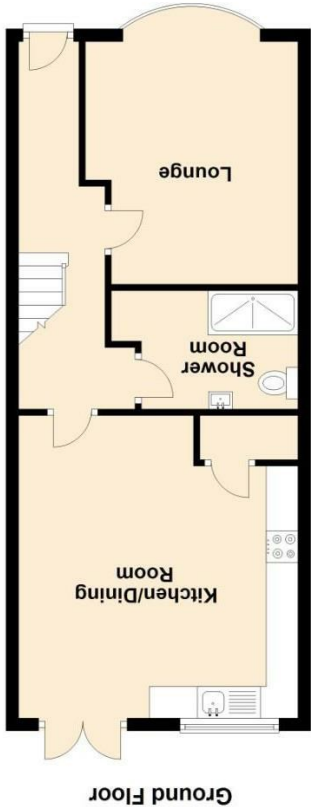


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working ability.

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

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Score	Energy rating	Current	Potential
92+	A	89 B	
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

