



# Tom Parry

58J, South Snowdon Wharf, Porthmadog, LL49 9NE

£179,950



**58J South Snowdon Wharf, Porthmadog, LL49 9NE**

Tom Parry & Co are delighted to offer for sale this fantastic two bedroomed apartment. This property is a rare gem on the Wharf, benefitting from excellent views to all three sides of the property across the harbour, estuary, the mountains and the Ffestiniog Railway.

This first floor apartment occupies an excellent location on this much favoured harbour side development of leisure homes in the bustling town of Porthmadog. Both of the bedrooms, the bathroom and the open plan living area are all on one level and this apartment is conveniently located for all of Porthmadog's High Street shops and amenities.

The Welsh Highland and Ffestiniog Narrow Gauge Railway Station is located nearby and the sandy beaches of Borth y Gest and Black Rock Sands are a short distance away. The wider area enjoys the benefit of a variety of outdoor pursuits including golf courses at Porthmadog and Harlech, sandy beaches and coves, fishing and boating, biking, climbing and many scenic country as well as coastal walks

**Our Ref: P1567**

**ACCOMODATION**

All measurements are approximate

**FIRST FLOOR**

**Entrance Hallway**

with cloak storage and modern electric radiator

**Open Plan Lounge/Kitchen**

with dual aspect windows making a light and airy room.

The lounge area has laminate oak flooring; sliding patio doors to decked balcony overlooking the harbour and estuary; modern electric radiator.

The kitchen area has part tiled flooring & part tiled walls; includes range of fitted wall and base units; stainless steel sink and drainer unit; integrated electric oven and hob with extractor over; integrated undercounter fridge.

**Bedroom 1**

with oak laminate flooring; built-in mirrored wardrobes; view towards harbour, train station and the Moelwynion range.

**Bedroom 2**

with oak laminate flooring; modern electric radiator; picture window overlooking harbour & estuary.

**Shower Room**

with tiled flooring & walls; under floor heating; modern glazed shower cubicle with shower; electric heated towel rail; wash hand basin and low level WC.

**EXTERNALLY**

The property has the benefit of a dedicated parking space at the front and external under stair storage cupboard.

At the rear there is a decked balcony enjoying

panoramic views towards the harbour and estuary. The balcony is south facing and has the benefit of the sunshine from late morning through until sunset.

The residents also have the use of a boat ramp/launch to the harbour.

**SERVICES**

Mains water, electricity and drainage

**MATERIAL INFORMATION**

Council Tax Band - "C"

Tenure: Leasehold (999 year lease with approximately 944 years remaining)

Ground Rent - £150pa



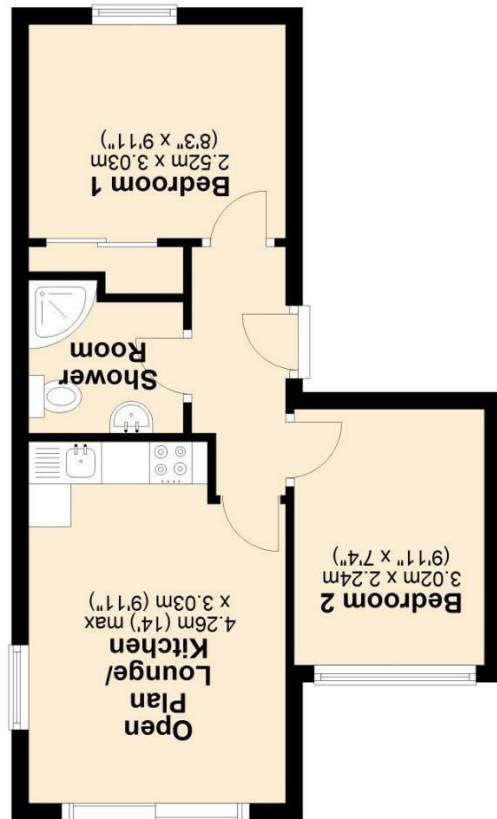






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.



Ground Floor

