



Tom Parry

Castell, 8, Garth Terrace, Porthmadog, LL49 9BE

£350,000

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Nestled in the charming streets of Garth Terrace, Porthmadog, this splendid house offers a unique blend of character and modern living. With five generously sized bedrooms and three well-appointed bathrooms, this property is perfect for families or those seeking ample space for guests.

As you enter, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The spacious layout allows for a seamless flow throughout the home, while the original architraves and character features add a touch of historical charm that is hard to find in contemporary properties.

One of the standout features of this home is the self-contained flat located on the ground floor. This versatile space can serve as a guest suite, a home office, or even a rental opportunity, providing flexibility to suit your lifestyle needs.

The property boasts fantastic views of the harbour & local mountains, allowing you to enjoy the picturesque scenery right from your home. In summary, this house on Garth Terrace is a rare find, combining spacious living with character and a prime location. It is an ideal choice for those looking to embrace the beauty of Porthmadog while enjoying the comforts of a well-designed home. Early viewing is highly recommended.

OUR REF: P1560

ACCOMODATION

GROUND FLOOR/BASEMENT FLAT

Open Plan Lounge/Kitchen/Diner

The open plan lounge has wood flooring throughout & wooden beams, adding character and warmth; deep slate window sills; a slate inglenook fireplace housing a log burner creates a focal point at one side of the room.

At the opposite side of the room a range of wall & base units, fitted with a worktop over; single bowl stainless steel sink & drainer can be found. There is space for free standing oven & free standing fridge/freezer. The walls are part tiled.

Bedroom

the wood flooring & beams continue to the spacious bedroom, there is a window to the front & feature open fireplace with stone lintel over.

Shower Room

with tiled flooring & walls; heated towel rail; low level WC; sink fitted within vanity unit; enclosed shower cubicle.

A small "boiler room" is also situated at the back of the room, housing a boiler; space and plumbing for washing machine.

FIRST FLOOR

Hallway

with stairs splitting both ways; fitted storage/airing cupboard housing "Espirit Eco" boiler.

Lounge

with carpet flooring; radiator; gas fire set within mantelpiece; large bay window with views over the harbour.

Second Lounge

with radiator; window to front.

Shower Room

with tiled flooring & walls; heated towel rail; low level WC; pedestal sink basin; corner shower cubicle; storage cupboard with space & plumbing for washing machine.

Kitchen

with tiled flooring & part tiled walls; radiator; range of wall & base units with worktop over; integrated dishwasher; space for double oven with extractor over; 1 1/2 bowl sink & drainer; access door to side steps & rear garden.

SECOND FLOOR

WC

with tiled flooring & walls, low level WC; wall mounted corner sink.

Bathroom

with tiled flooring & walls, low level WC; pedestal sink basin with vanity over; heated towel rail; bath with shower over.

Bedroom 1

with carpet flooring & radiator.

Bedroom 2

with radiator; window to front.

Bedroom 3

with carpet flooring; radiator; bay window overlooking the harbour; en suite.

En suite

with tiled flooring & walls; heated towel rail; low level WC; sink fitted within vanity unit; shower cubicle.

Landing/Hall

with built in storage cupboard; large window overlooking harbour.

THIRD FLOOR

with carpet flooring; velux window; stairs to attic rooms.

Attic Room 1

with carpet flooring; radiator; velux window; pitched ceiling with wooden beams, window to front.

Attic Room 2

with carpet flooring; radiator; velux window; pitched ceiling with wooden beams, window to front.

EXTERNALLY

The property occupies a roadside position at the front, with steps to the side leading to a terraced patio area at the rear. The patio has a range of mature shrubs around a concrete patio.

SERVICES

All mains services. Flat has its own boiler & heating system, electricity is on the same board as the building upstairs.

MATERIAL INFORMATION

Tenure - Freehold.

Council Tax Band - "D".

On road parking available on a first come first serve basis.

Property was registered as a "HMO".







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.

