

Tom Parry



4 Mount Pleasant, Porthmadog, LL49 9AG

£160,000

- Three bedrooms plus large attic room
- Upper floors enjoying distant views across Porthmadog and the estuary
 - Some modernisation required
 - Covered yard to the rear
 - Large reception room
 - No onward chain



Tom Parry & Co are delighted to offer for sale this mid-terrace property in the centre of the popular harbour town of Porthmadog. This house presents an excellent opportunity for those seeking a comfortable family home or a promising investment. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The large reception room serves as a perfect gathering space for family and friends, while the additional attic room offers versatile potential, whether for an additional bedroom or home office.

One of the standout features of this home is its prime location. Situated within walking distance of the bustling high street, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making daily errands a breeze. The vibrant community of Porthmadog is known for its stunning scenery and rich history, providing a picturesque backdrop for your new home.

Our Ref: P1573

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hall

with tiled floor; radiator and under stair storage cupboard

Living Room

with dual aspect including window to the rear opening onto kitchen; feature stone inglenook housing log burning stove; further disused inglenook with fitted shelving; built in storage cupboards; two radiators and carpet flooring

Kitchen

this 'L' shaped kitchen is provided with a range of fitted wall and base units with worktop over; space and plumbing for dishwasher and washing machine; stainless steel sink and drainer; gas oven and hob with extractor fan over; built in larder cupboard; laminate flooring; radiator and door to covered rear yard

FIRST FLOOR

Landing

Bedroom 1 (Front)

with window to front enjoying views over Porthmadog; carpet flooring and radiator

Bedroom 2 (Rear)

with window enjoying distant views towards the estuary; carpet flooring and radiator

Bedroom 3

with carpet flooring and radiator

Bathroom

this good sized family bathroom includes a panelled 'P' shaped bath with shower over; wash basin set in vanity unit; low level WC; heated towel rail; built in airing cupboards including one housing wall mounted 'Worcester' boiler; radiator and panelled walls

ATTIC FLOOR

Attic Room

with two 'Velux' style rooflights; fitted benches and storage units; standard staircase accessed; carpet flooring and radiator

EXTERNALLY

The property has a small gated yard to the front.

At the rear there is a covered yard area with separate bin store and access to a rear service lane.

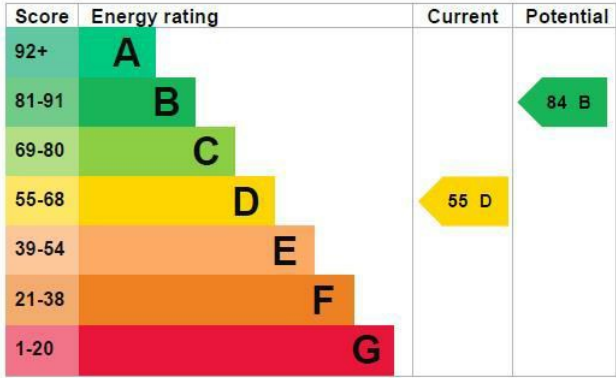
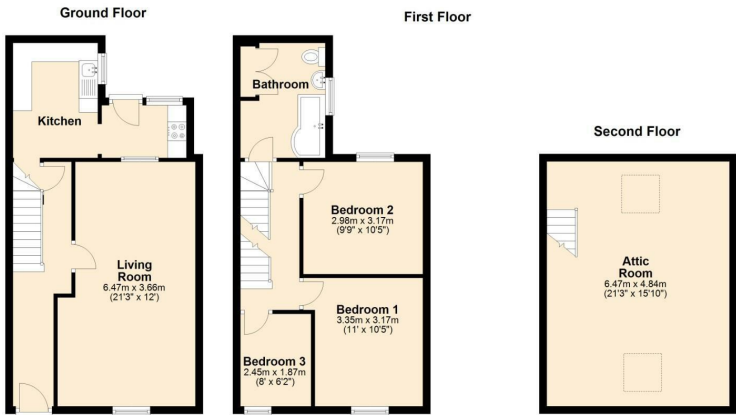
SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B



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.

Tom Parry

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