



**26 Church Street, Tremadog, LL49 9RA**

**£170,000**

- Mid terraced property
- 2/3 bedrooms
- Good sized garden to rear with lawn and timber decking
  - Two reception rooms
  - Good sized family bathroom
  - No onward chain



Tom Parry & Co are delighted to offer for sale this deceptively spacious mid-terraced property, situated in the centre of the popular village of Tremadog.

This property has two reception rooms and a kitchen to the ground floor, which opens to a long garden at the rear. There are two bedrooms and a good sized family bathroom to the first floor and a further attic room that could also be used as a bedroom, with a large 'Velux' style window enjoying mountain views at the rear.

This property is a short walk from the centre of the village, with its fantastic amenities such as pubs, restaurants and shops and is also a short walk from the local school. The larger harbour town of Porthmadog is a short walk or drive away with its fantastic harbour and Ffestiniog Railway linking the town to the Snowdonia National Park.

This property is vacant and is offered with no onward chain. Early viewing is recommended.

**Our Ref: P1594**

**ACCOMMODATION**

All measurements are approximate

**GROUND FLOOR**

**Hallway**

with stained floor boards and radiator

**Living Room**

with bay window to the front; fireplace with tiled surround; stained floorboards and double doors leading to:

**Dining Room/Sitting Room**

with stained floorboards; large window overlooking the rear; under stair storage and fireplace with tiled surround

**Kitchen**

with a range of fitted wall and base units; space for free standing oven; stainless steel sink and drainer; space and plumbing for washing machine; radiator and door to garden

**FIRST FLOOR**

**Landing**

**Bedroom 1**

with two large windows creating a light and airy room; carpet flooring and radiator

**Bedroom 2**

with window overlooking garden; carpet flooring and radiator

**Bathroom**

with a three piece suite including panelled bath; pedestal wash basin; low level WC; large fitted airing cupboard housing wall mounted 'Ideal' combi boiler

**SECOND FLOOR**

**Attic Room**

with ladder style steps to access; large 'Velux' window enjoying views at the rear; stripped floorboards and radiator

**EXTERNALLY**

The property occupies a pavement side aspect to the front.

At the rear there are several storage sheds including one to the side of the house, a stone shed at the rear of the garden and a timber shed behind the kitchen. There is a timber decking area to the head of the garden, that opens up to a long lawn with gated access at the rear.

**SERVICES**

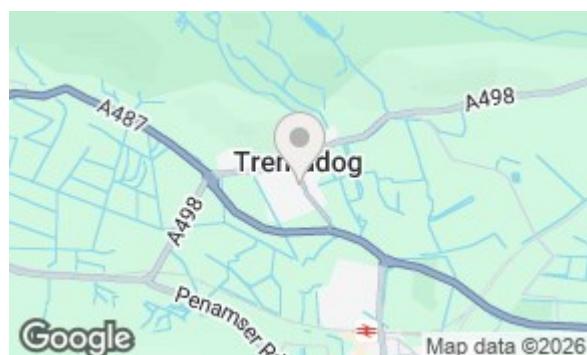
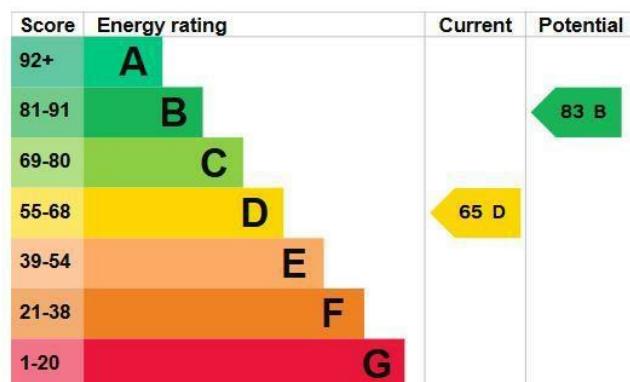
All mains services

**MATERIAL INFORMATION**

Tenure: Freehold - main residence

Council Tax: Band C

No onward chain.



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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