

# Tom Parry



**50 Maes Gerddi, Porthmadog, LL49 9LE**

**£225,000**

- Three bedroomed bungalow
  - No onward chain
  - Attached garage
- Private garden and driveway
- Some modernisation required
- Short walk from the centre of Porthmadog



Tom Parry & Co are delighted to offer for sale this fantastic link attached bungalow, nestled in the popular residential estate of Maes Gerddi in Porthmadog. this delightful bungalow offers a perfect blend of comfort and convenience.

The bungalow has three bedrooms, a living room, kitchen and bathroom over a single storey with a handy attached garage with access at the front and the rear as well as a driveway with space for two cars and a private garden at the rear.

The property is a short walk from the centre of Porthmadog as well as the local primary and secondary schools and with its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

Our Ref: P1569

ACCOMMODATION

All measurements are approximate

Entrance Porch

with cloak storage

Hallway

with built in airing cupboard housing hot water cylinder with immersion fitted; access to loft; carpet flooring and radiator

Living Room

with window to the front; gas fire with back boiler; carpet flooring and radiator

Kitchen

with a range of fitted wall and base units; large fitted larder cupboard with space to the side for fridge freezer; integrated electric oven; integrated gas hob and door to the side

Bedroom 1

with fitted wardrobes and dressing table; window overlooking garden; carpet flooring and radiator

Bedroom 2

with fitted wardrobes and dressing table; window overlooking garden; carpet flooring and radiator

Bedroom 3

with fitted wardrobes and dressing table; window to side; carpet flooring and radiator

Bathroom

with accessible shower; low level WC; pedestal wash basin; panelled walls and radiator

EXTERNALLY

The property is accessed via a private driveway to the front of an attached garage which also has an access door to the rear.

The front garden is laid to concrete paviours and has a hedge to the perimeter. There is a path to the side which leads to the back garden which has a hedged boundary and is also laid to concrete paviours with a raised planter at the rear of the garden.

SERVICES

All mains services

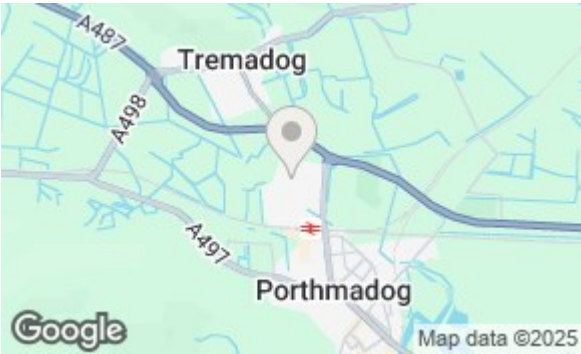
MATERIAL INFORMATION

Tenure: Freehold - main residence

Council Tax: Band C

The property is in probate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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.

