



Tom Parry

22, Chapel Street, Porthmadog, LL49 9DS

£178,500

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Tom Parry & Co are delighted to offer for sale this beautifully presented mid-terrace house on the popular residential area of Chapel in the centre of Porthmadog. Built in 1900, this extended three-bedroom property boasts a generous 1,227 square feet of well-appointed space, making it an ideal home for families.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential.

At the rear, you will discover a charming summer house and a garage, perfect for hobbies or additional storage with the added benefit of light and power to both. The garden space offers a tranquil setting for outdoor enjoyment, whether it be for gardening, entertaining, or simply unwinding after a long day.

This property is in fantastic condition and is ready for you to move in without the need for any immediate renovations. Its prime location in Porthmadog means you will be close to local amenities, schools, and the stunning natural beauty of the surrounding area.

Our ref: P1575

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

with laminate flooring and cloak storage

Living Room

with gas fired set in marble and wood surround (disused); built in shelving; laminate flooring; under stair storage and window to the front

Kitchen/Diner

with a range of fitted wall and base units; integrated double oven with gas hob and extractor over; stainless steel sink and drainer; space and plumbing for washing machine; space for larder style fridge freezer; tall feature radiator; dining area and door to covered utility area

Covered Utility Area

with worktop benching; fitted wall units and covered washing line

Bathroom

with P shaped bath with shower over and panelled walls; low level WC; wash basin set in vanity; heated towel rail and window to the rear

FIRST FLOOR

Landing

with access to boarded loft via drop down ladder

Bedroom 1

with bedroom and seating area; large picture window to the rear and carpet flooring

Bedroom 2

with window to the front; large built in wardrobe and carpet flooring

Bedroom 3

with window to rear and carpet flooring

Washroom

with low level WC; wash basin and large built in airing cupboard

EXTERNALLY

The covered utility area is accessed from the back door of the house and leads out to a good sized decking area with patio and garden with low maintenance artificial grass covering.

There is a timber summer house to the rear of the garden with light and power connected. At the back of the summer house there is a single garage that is accessed via a side access road. At the front of the garage there is space to park a car on the land of the property.

SERVICES

All mains services. 'Ideal' combi boiler 2 years old.

MATERIAL INFORMATION

Tenure: Freehold - currently a main residence

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.

