



# Tom Parry

55, Chapel Street, Porthmadog, LL49 9DN

£165,000



## 55 Chapel Street, Porthmadog, LL49 9DN

Tom Parry & Co are delighted to offer for sale this this delightful mid-terraced house nestled on Chapel Street, Porthmadog. Offering a perfect blend of modern living and convenience. With three well-proportioned bedrooms, this property is ideal for a small family or first time buyers.

The house boasts a spacious and contemporary design, with a warm and inviting lounge leading into the spacious, sizable, modern kitchen. One of the standout features of this property is the private rear patio area, which offers a tranquil outdoor space for enjoying the fresh air.

Situated within walking distance to the high street, residents will benefit from easy access to a variety of shops, cafes, and local amenities, making daily life both convenient and enjoyable. Additionally, the property is offered with no onward chain, allowing for a smooth and hassle-free purchase process. Early viewing is highly recommended.

### OUR REF: P1593

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Lounge

with wooden flooring; radiator; stone inglenook fireplace surround with electric stove; understair storage cupboard.

#### Kitchen

with tiled flooring & part tiled walls; radiator; a range of wall & base units with worktop over; integrated oven with extractor over; space & plumbing for washing machine; space for free standing fridge/freezer; door to rear garden.

### FIRST FLOOR

#### Landing

with carpet, storage cupboard housing new "Worcester" boiler.

#### Master Bedroom

with carpet flooring; radiator; window to rear.

#### Bathroom

with tiled flooring & tiled walls; L-shaped bath with overhead shower and shower screen; pedestal sink basin; low level WC; heated towel rail; skylight.

#### Bedroom 2

with carpet flooring; radiator; window to front.

#### Bedroom 3

with carpet flooring; radiator.

### EXTERNALLY

At the rear there is an enclosed patio area, with modern paved slabs providing a private space to enjoy some fresh air.

A panelled garden shed/storage unit.also provides ample space for storage, with electricity.

### SERVICES

All mains services. Worcester combi boiler only 2 years old.

### MATERIAL INFORMATION

Council Tax Band: "B"  
Tenure: Freehold.

Parking available on street and at rear. 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.

Floor plan Awaited

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

