



Tom Parry

45, Madoc Street, Porthmadog, LL49 9BU

£210,000

45 Madoc Street, Porthmadog, LL49 9BU

Tom Parry & Co are delighted to offer for sale this charming mid-terrace house located on Madoc Street in the picturesque harbour town of Porthmadog. This property boasts a cosy reception room, three lovely bedrooms, and a modern bathroom, making it an ideal home for a family or professionals looking for a comfortable living space.

One of the highlights of this property is the raised decking area to the rear, perfect for enjoying a morning coffee or hosting a summer barbecue with friends and family. The tasteful decor throughout the house adds a touch of elegance and warmth to the living spaces, creating a welcoming atmosphere for residents and guests alike.

Additionally, the option of an additional attic room provides flexibility for creating a home office, a playroom for the kids, or a peaceful retreat for relaxation. This versatile space allows you to tailor the property to suit your lifestyle and needs, making it a truly special feature of this lovely home.

Early viewing is recommended.

Our Ref: P1532

ACCOMMODATION

GROUND FLOOR

Hallway

with carpet flooring and radiator

Lounge/Diner

with feature stone inglenook fireplace with multi-fuel stove inset; carpet flooring; radiator and built-in storage

Kitchen

with range of fitted wall and base units with granite work surfaces; 'Rangemaster' cooker with 5 hob ring and extractor over; Belfast sink with granite drainer; modern tall panelled radiator; integrated dishwasher; 'French' style doors opening to rear yard; under stair storage and slate tiled floor with underfloor heating

FIRST FLOOR

Bedroom 1

with carpet flooring and radiator

Bedroom 2

with hardboard flooring and radiator

Bedroom 3

with carpet flooring

Bathroom

large bathroom with walk-in shower; 'Vaillant' wall mounted gas combi boiler in storage area; ceramic wood effect flooring; low level WC; wash hand basin set in vanity unit; 'Victorian' style heated towel rail and radiator

Stairs to Attic Room

Attic Room

with a 2.060m wide usable space to the centre of the room; large 'Velux' and further 'Velux@' window; carpet flooring; 2 radiators and eaves storage

EXTERNAL AREA

The rear garden area is accessed from the kitchen and also from a rear service road. It has been tastefully modernised to include a raised decking area - a perfect afternoon sun trap! The garden also has the benefit of a larger storage shed/utility, measuring 2.62m x 4.68m with light and power connected and space/plumbing for automatic washing machine. This versatile space has a polycarbonate roof so has no end to the possibilities for usage whether that be a larger utility area, gym or greenhouse!

There is also a woodstore located between the storage shed/utility and the decking area.

SERVICES

All Mains Services.

MATERIAL INFORMATION

Tenure: Freehold. Currently used as permanent residence.

Council Tax: Band C

On street parking available.

Contents available as part of sale.

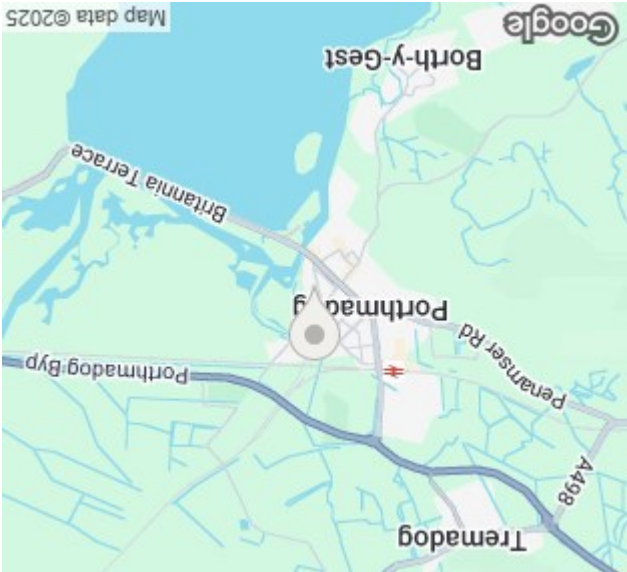
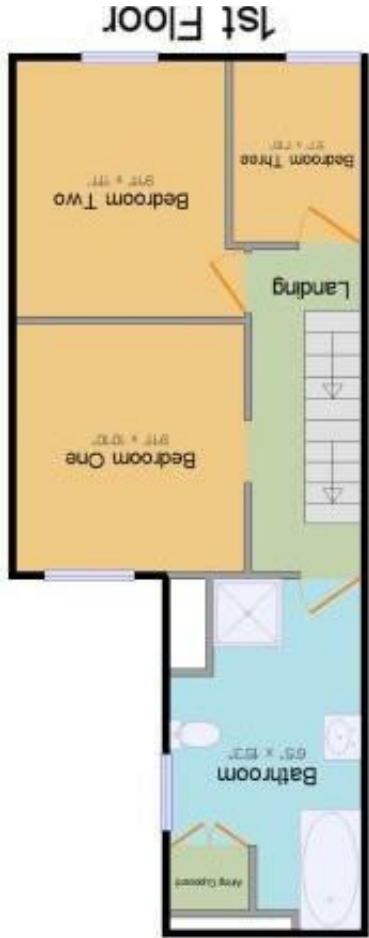






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	85 B