

BOBPARRY

PRESWYLFA, 49 DUBLIN STREET,
TREMADOG
£190,000



- END OF TERRACE
- 3 BEDROOMS
- GAS CENTRAL HEATING

- UPVC DOUBLE GLAZING
- VIEWING RECOMMENDED
- EPC

DIRECTIONS

From our Porthmadog office take the first exit on the roundabout onto the High St, continue until you reach the second roundabout. Here, take the first exit onto the A487. Carry on until you reach the third roundabout and take the third exit onto the A498 onto Dublin Street, Tremadog. The property will be on your right hand side.

Description

This end of terrace, 3 bedroom house is located in the village of Tremadog, about a 5 minute drive from the town of Porthmadog. The property is in need of modernisation, but has gas central heating and UPVC double glazing throughout. Viewing is highly recommended.

Hall

Radiator. Stairs leading to first floor. Door leading to lounge.

Lounge/Diner 6.855m x 3.844m (max) (22'6" x 12'7" (max))

Good sized lounge, fitted with a gas fire, radiator and under stairs storage. Door leading to kitchen.

Kitchen 3.1m x 2.2m (10'2" x 7'3")

Kitchen has matching floor and wall units, stainless steel sink. Gas and electric cooker point, washing machine point. Door leading to the rear of the property. Radiator

Landing

Radiator. Storage and gas boiler. Loft hatch.

Bedroom 1 3.25m x 2.57m (10'8" x 8'5")

Radiator and UPVC double glazed windows.

Bedroom 2 3.3m x 2.8m (10'10" x 9'2")

Radiator and UPVC double glazed windows.

Bedroom 3 2.25m x 2.04 (7'5" x 6'8")

Radiator and double glazed windows.

Bathroom 2.53m x 2.13m (8'4" x 7'0")

The bathroom has a power shower, shower cubicle, W/C and a wash and hand basin.

Outside

The property has a large garden and shed which has been fitted with electrics. The garden also has a W/C and green house.

Agent's Note

There is front and rear pedestrian access however there may be a possibility of rear parking (subject to appropriate planning consent)

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in C. Information from www.voa.gov.uk

Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at porthmadog@bobparry.info



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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