



Tom Parry

18, Tan Y Foel, Porthmadog, LL49 9UE

£340,000

18 Tan Y Foel, Porthmadog, LL49 9UE

Tom Parry & Co are delighted to offer for sale a beautiful link-detached property located on the sought after area of Tan-Y-Foel. Nestled in the charming seaside village of Borth-Y-Gest, Porthmadog, this delightful house offers a perfect blend of comfort and scenic beauty. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat by the sea. The two spacious reception rooms provide ample space for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with friends and family.

One of the standout features of this property is the private off-road parking, a rare find in such a picturesque location, allowing for convenience and peace of mind. The tiered garden is a lovely addition, offering a unique outdoor space where you can unwind while taking in the stunning sea views that the area is renowned for.

Living in Borth-Y-Gest means you will be part of a vibrant community, with local amenities and the beach just a stone's throw away. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle filled with coastal charm and scenic landscapes. Early viewing is highly recommended.

OUR REF: P1616

ACCOMODATION

GROUND FLOOR

Hallway

with carpet flooring; tall slim radiator

Lounge

with carpet flooring; tall slim radiators; 2 windows with dual aspect views; built in media unit

Kitchen

with wooden flooring; part tiled walls/splashback; tall slim radiators; a range of modern "shaker" style wall & base units with worktop over; 1 1/2 ceramic sink bowl & drainer; fitted range cooker with 5 hob rings & extractor over; intergrated dishwasher; american style fridge/freezer; built in fitted storage units; door to utility; patio doors to patio area

Utility

with laminate flooring; space & plumbing for washing machine

FIRST FLOOR

Landing

with carpet flooring; radiator; window; fitted cupboard housing "vokera" boiler

Bedroom 1

with carpet flooring; radiator; built in wardrobes; 2 windows providing dual aspect views & far reaching sea views

Bedroom 2

with carpet flooring; radiator; window to rear

Bathroom

with oak flooring; part tiled walls; heated towel rail; L-shaped bath with overhead shower & screen; countertop sink fitted within vanity unit; low level WC; fitted alcove storage unit

Bedroom 3

with carpet flooring; radiator; window to front

Externally

The property has a spacious off road parking area to the front of the property, with direct access to the converted garage.

At the rear there is a spacious patio area, part covered, paved with slabs, also housing an outdoor shed/storage unit. Slightly up a level there is a lawned area of grass with a border of mature shrubs and plants. Above sits a decking area providing you with all the views needed. Far reaching sea views can be had from the seating area or the relaxing hot tub.

Services

All mains services.

Material Information

Council Tax Band : "E"

Tenure : Freehold







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

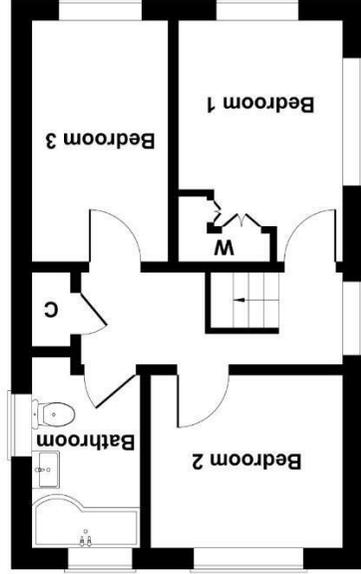
working ability.

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

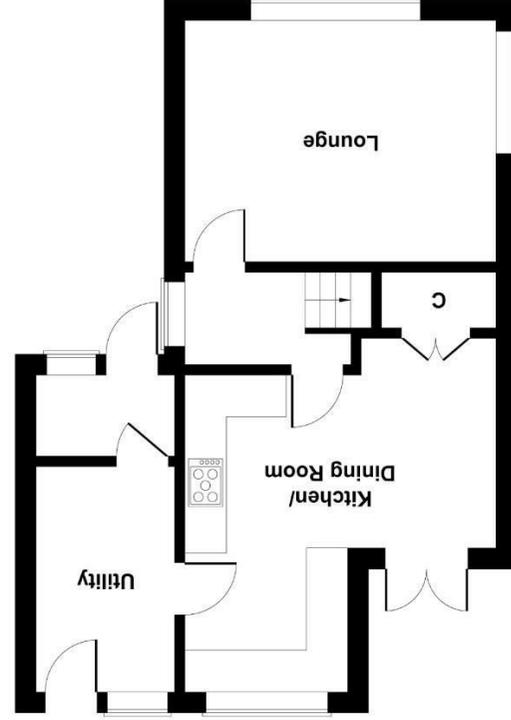
For Illustrative Purposes Only.

Not to Scale. Produced by The Plan Portal 2026

FIRST FLOOR



GROUND FLOOR



18 Tan Y Foel

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	74 C	
81-91	B		85 B
92+	A		

