

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**22 New Street, Porthmadog, LL49 9ED**

**£189,900**

- Inner Terrace Residence
- Rear Courtyard & Garage
- Generous Living Accommodation
- 2 Receptions & 3 Bedrooms
- Close to Town Centre
- Excellent Potential



# 22 New Street, Porthmadog, LL49 9ED

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this well-located inner-terrace residence, set in the very heart of Porthmadog. An ideal opportunity for those seeking convenience, the property is just a short stroll from the town centre, shops, cafés and local amenities, with excellent access to transport links.

Offering more space than first expected, the accommodation benefits from gas central heating and briefly comprises:

Hall, Lounge, Sitting Room and Kitchen.

First floor: Three Bedrooms and Bathroom.

Outside, the property enjoys a rear courtyard together with a Garage, a valuable asset in this central location.

A property with great potential in a sought-after setting. Early viewing is highly recommended.

## GROUND FLOOR

### Hall

Radiator.

### Lounge 11'4 x 9'9 (3.45m x 2.97m)

Bay window. Radiator. Living flame gas fire.

### Sitting Room 9'2 x 12'3 (2.79m x 3.73m)

Living flame gas fire. Radiator.

### Kitchen 8'7 x 10'8 (2.62m x 3.25m)

Gas combi boiler for central heating. Oil fired Rayburn for hot water and cooking. Outside door.

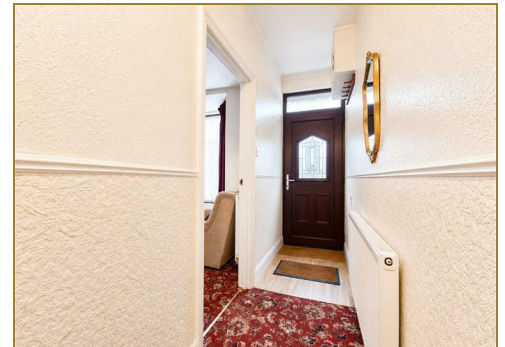


## FIRST FLOOR

### Landing

### Bathroom 8'9 x 11'7 (2.67m x 3.53m)

Low level WC. Pedestal wash basin. Shower cubicle with electric shower. Bath. Radiator. Airing cupboard with pre-lagged cylinder. Electric emersion heater.



### Rear Bedroom 9'3 x 10'2 (2.82m x 3.10m)

Radiator.

### Front Bedroom 8'7 x 10'11 (2.62m x 3.33m)

Radiator.

### Small Front Bedroom 5'11 x 7'9 (1.80m x 2.36m)



## OUTSIDE

Paved rear yard. Oil Tank. Outside toilet with low level WC. Store Room.

### Garage 10'11 x 20'2 (3.33m x 6.15m)

Plumbing for washing machine. Automatic up and over door.

## SERVICES

We understand that mains water, gas, drainage and electricity are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We understand that the property is freehold with vacant possession available on completion.



# Tudor

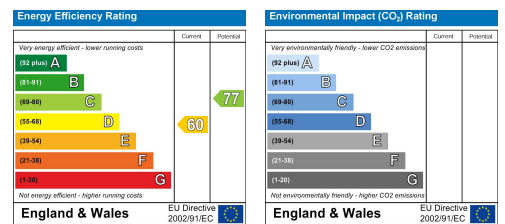
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

[www.huwtudor.co.uk](http://www.huwtudor.co.uk)

# 22 New Street, Porthmadog, LL49 9ED



# Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA  
 T: 01758 701 100  
 E: info@huwtudor.co.uk  
 www.huwtudor.co.uk