Tom Parry

32 Snowdon Street, Porthmadog, LL49 9BT

Auction Guide £135,000

- *FOR SALE BY MODERN METHOD OF AUCTION*
- Mid terraced property
- Modernisation potential
- Detached garage and garden at the rear
- Three bedrooms plus attic room
- No onward chain

Tom Parry & Co are delighted to offer for sale this delightful mid-terrace house situated on the popular Snowdn Street, for those seeking a home with character and potential. With three well-proportioned bedrooms, this property is ideal for families or those looking for extra space.

One of the standout features of this property is the off-road parking available within the garage, a rare find in such a central location. This ensures that you have a secure space for your vehicle, adding to the convenience of daily life. The rear garden presents a lovely outdoor space, perfect for enjoying the fresh air or simply unwinding after a long day.

This home also boasts modernisation potential, allowing you to put your personal stamp on the property and create a living space that truly reflects your style and needs. Whether you envision a contemporary update or wish to retain some of the original charm, the possibilities are endless.

Porthmadog is a vibrant town with a rich history and a strong sense of community. With local amenities, schools, and beautiful scenery nearby, this property is not just a house but a place to create lasting memories. If you are looking for a home with both character and potential in a picturesque setting, this property on Snowdon Street is certainly worth considering.

Our Ref: P1617
Auctioneers Comments:
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Living Room
with feature stone inglenook; window to front; central staircase; bay window to front; radiator and archway to:

Kitchen
with a range of fitted wall and base units; space for freestanding oven; space and plumbing for washing machine; peninsula island worktop separating area for dining table; tiled flooring and door to rear garden

FIRST FLOOR

Landing
with radiator

Bedroom 1
with two windows to the front; carpet flooring and radiator

Bathroom
with four piece suite within generous family bathroom including shower cubicle, low level WC, panelled bath and pedestal wash basin; fitted airing cupboard and radiator

SECOND FLOOR

Landing
with ladder access to fully boarded attic roof with rooflight

Bedroom 2
with carpet flooring

Bedroom 3
with carpet flooring

Attic Room
with 'Velux' rooflight

EXTERNALLY
The property has a small yard to the front.

At the rear there is a garden laid to concrete paving slabs, leading to a detached garage at the rear.

SERVICES
All mains services

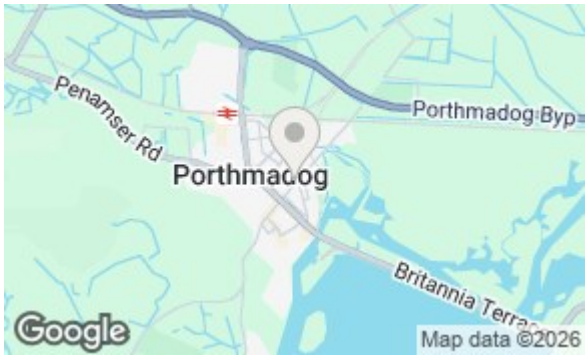
MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Band C

No onward chain

Floor Plan Awaited

EPC Awaited



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.

OnTheMarket.com
The Property Ombudsman
rightmove find your happy