



Tom Parry

Llys Awel, 8 Cambrian Terrace, Porthmadog, LL49 9EH

£175,000

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Tom Parry & Co are delighted to offer for sale this deceptively spacious family home! This property boasts four bedrooms and a further attic room, making it an ideal choice for a growing family or those who love to have guests over. The house features a well-appointed bathroom, perfect for relaxing after a long day.

Whilst the property would benefit from some modernisation, with two reception rooms, kitchen and pantry to the ground floor as well as the bedroom accommodation to the upper floors make this property an ideal family home. It is situated within walking distance of the local amenities, schools and the railway, occupying a corner plot with a generous sized yard.

Early viewing is recommended.

Our Ref: P1502

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

with carpet finish and glazed surround.

Entrance Hallway

with carpet, two radiators and built in stair lift. The hallway serves both the front and back door.

Sitting Room

with bay window to front; gas fire set in stone surround; carpet and radiator

Living Room

with electric fire set in green slate surround; built in shelving; carpet and radiator

Kitchen/Diner

with range of fitted wall and base units; space and plumbing for washing machine; free standing gas oven with extractor fan over; vinyl flooring and radiator

Utility/Pantry

with antique safe and vinyl flooring

FIRST FLOOR

Bedroom 1

with bay window to front; built in wardrobe; carpet and radiator

Bedroom 2

with built in wardrobes; carpet and radiator

Bedroom 3

with built in cupboard; carpet and radiator

Bedroom 4/Study

with eaves storage; 'Velux' window; wall mounted; "i-mini" combi boiler

Bathroom

with large walk in shower; washbasin set in vanity; low level WC; large built in cupboards and loft access

Attic Room

with large picture window; stripped floor boards; built in shelving and eaves storage

EXTERNALLY

Corner plot, good sized yard to side, laid with concrete slab stones

SERVICES

All mains services

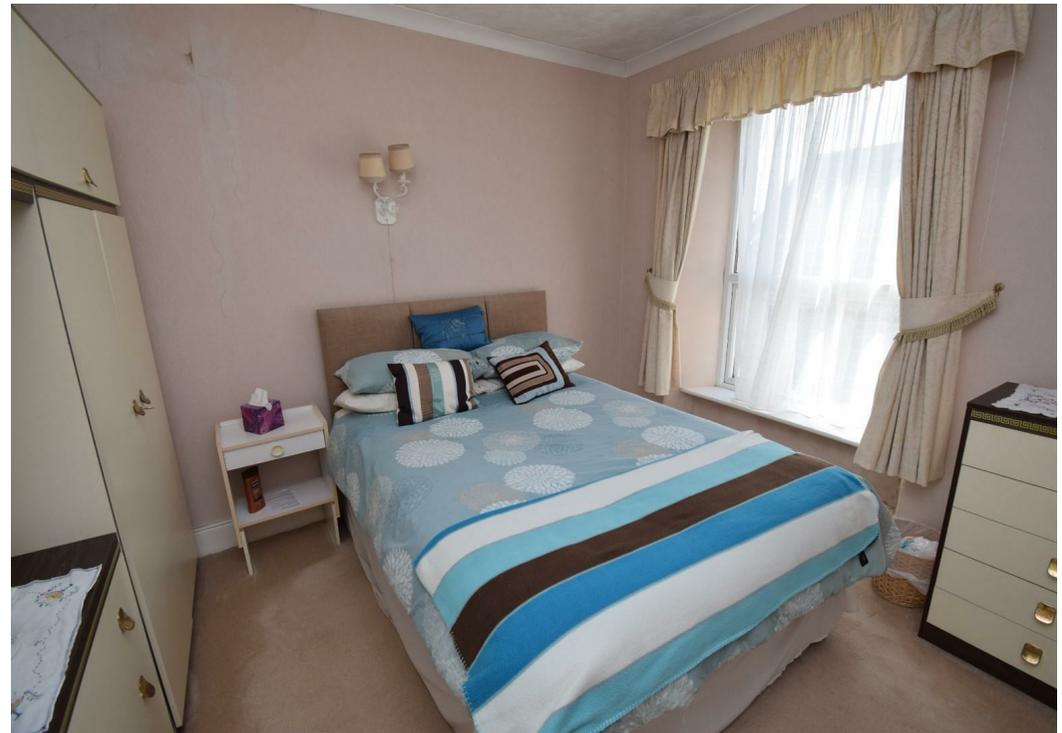
MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C

On road parking



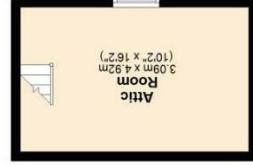




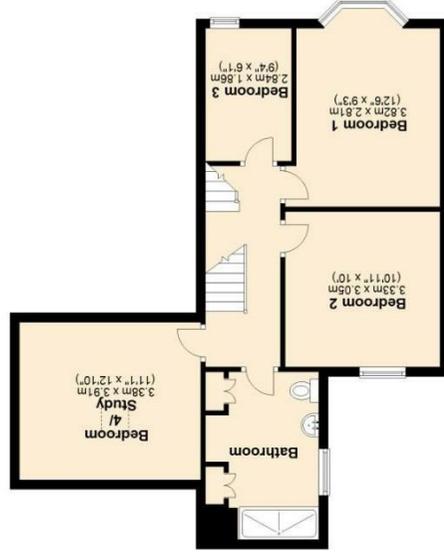
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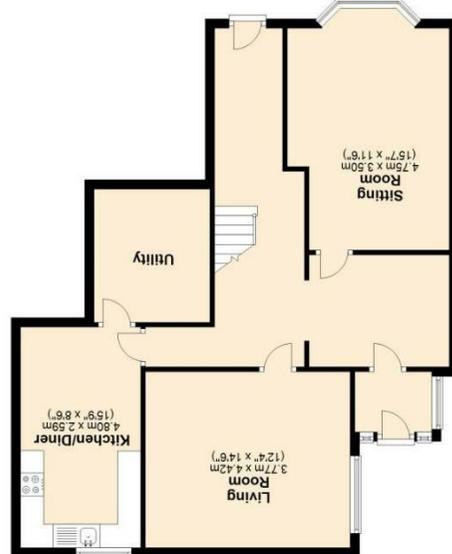
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Second Floor



First Floor



Ground Floor

Score	Energy rating	Potential
92+	A	
81-91	B	85 B
69-80	C	
55-68	D	62 D
39-54	E	
21-38	F	
1-20	G	

