

Tom Parry

59d, South Snowdon Wharf, Porthmadog, LL49 9NE

£175,000

59d South Snowdon Wharf, Porthmadog, LL49 9NE

Tom Parry & Co are delighted to offer for sale this duplex apartment situated in a prime harbourside development of leisure homes in the popular town of Porthmadog. The property is a two bedroomed apartment, there is an open plan living room/kitchen from where 'French' style patio doors open onto a private balcony which enjoys Harbour views.

The Property is located within easy walking distance of the town's amenities and facilities and the renowned Welsh Highland & Blaenau Ffestiniog heritage railway is also on its doorstep.

Early viewing is highly recommended.

Our Ref: P1352

ACCOMMODATION
All measurements are approximate

FIRST FLOOR

Entrance Hallway

Open Plan Living/Kitchen/Dining Area

Kitchen Area
with a range of fitted wall and base units; space for electric free standing oven; space for under counter fridge; stainless steel sink and drainer and slate flooring

Living/Dining Area
with sliding patio doors out to a timber balcony with views over the harbour; carpet flooring and under stair storage

Bedroom 2
with built in wardrobes and drawers; carpet flooring and feature timber panelling to sloping ceiling

SECOND FLOOR

Landing
with built in storage cupboard and access to loft

Bedroom 1
with built in wardrobes; built in airing cupboard housing hot water heater; carpet flooring and feature timber panelling to sloping ceiling

Bathroom
with three piece suite including panelled bath with shower over; pedestal wash hand basin and low level WC

EXTERNALLY
The property has the benefit of a spacious balcony area with views over the harbour.

There is also a dedicated parking space.

SERVICES
Mains electricity, water and drainage

MATERIAL INFORMATION
Tenure: Leasehold
Service Charge: TBC
Ground Rent: TBC
Council Tax: Band D







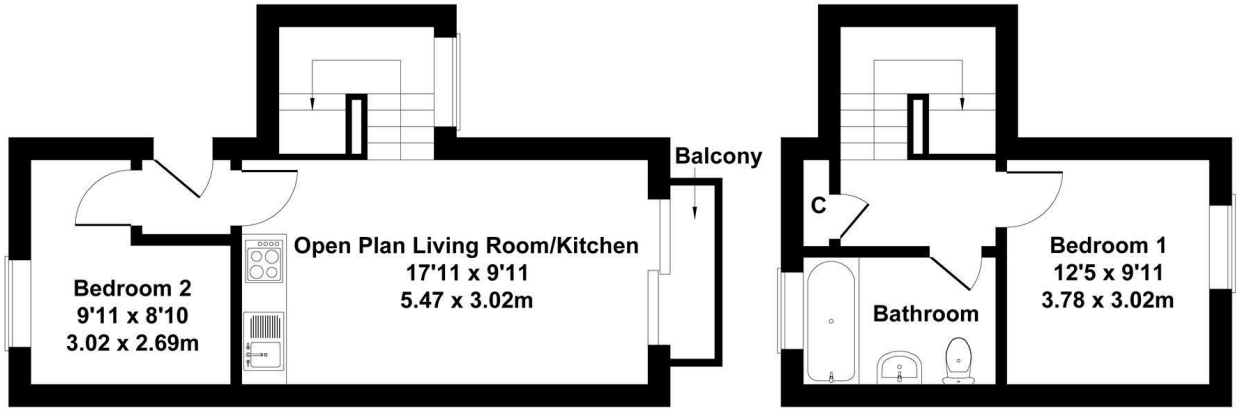






59d SSW

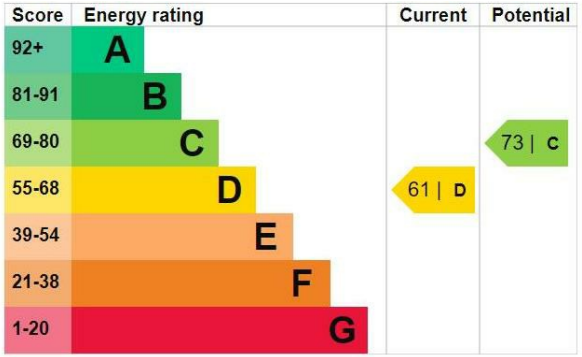
Approximate Gross Internal Area
527 sq ft - 49 sq m



FIRST FLOOR **SECOND FLOOR**

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.





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

Tom Parry
01766 512505
tomparry.co.uk