



**Tom Parry**

45, Dublin Street, Porthmadog, LL49 9RH

**Auction Guide £135,000**

## 45 Dublin Street, Porthmadog, LL49 9RH

Tom Parry & Co are delighted to offer for sale this charming mid terraced property, situated on the popular Dublin Street in Tremadog. This much loved family home presents an excellent opportunity for those seeking a family home with ample potential for modernisation. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With four well-proportioned bedrooms, there is plenty of space for a growing family or for those who desire extra room for guests or a home office.

One of the standout features of this property is the large garden at the rear, which offers a wonderful outdoor space for children to play, for gardening enthusiasts, or simply for enjoying the fresh air in a tranquil setting.

This property is ideally situated in a friendly community, with local amenities and scenic views of the surrounding countryside. The potential for modernisation allows the new owner to truly make this house their own, transforming it into a contemporary haven while retaining its inherent charm. Whether you are a first-time buyer, a growing family, or an investor looking for a promising opportunity, this home on Dublin Street is well worth considering.

### Our Ref: P1583

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

#### Hallway

with carpet; radiator and large area beneath the stairs

#### Sitting Room

with gas fire set in marble and timber surround; carpet and window to the front.

#### Living Room

with gas fire in a tiled surround; carpet; radiator and window to the rear

#### Kitchen/Breakfast Room

with a range built in wall and base units; stainless steel sink and drainer; two fitted larder cupboards; space and plumbing for free standing gas cooker; door to the rear garden and space for dining table

### FIRST FLOOR

#### Landing

with carpet; with radiator and with loft access.

#### Bedroom 1

with window to the front; carpet and radiator.

#### Bedroom 2

with window to the rear; fitted wardrobes; carpet and radiator.

#### Bedroom 3

with window over looking the garden; carpet and radiator

#### Bedroom 4

with window to the front and carpet

#### Bathroom

with panelled bath with a shower over; pedestal wash basin; low level WC; airing cupboard; wall mounted Vaillant boiler and fitted shelving and radiator.

### EXTERNALLY

The property occupies a pavement side setting at the front.

At the rear there is a brick built utility with space and plumbing for washing machine and a connected outside WC with low level WC and wall mounted wash basin.

Immediately behind the house there is a slate patio, with a with long lawned garden behind having the benefit of two timber sheds and with gated access to rear.

### SERVICES

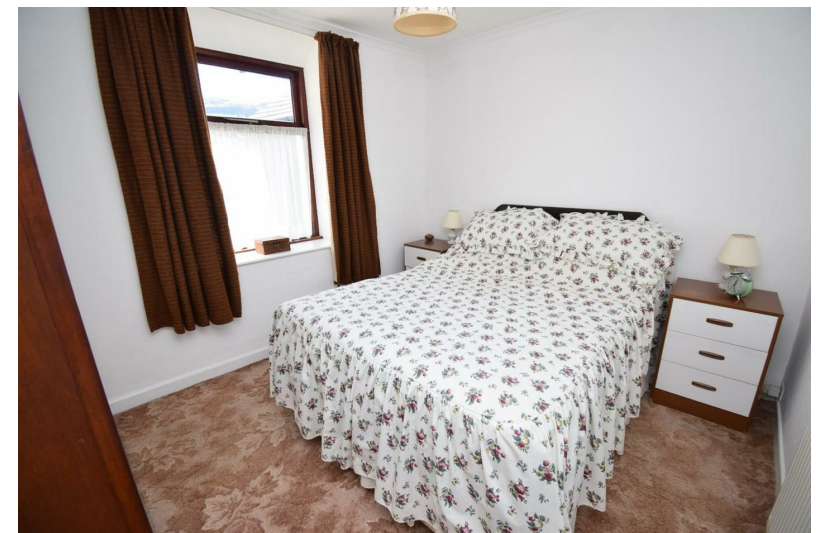
All mains services

### MATERIAL INFORMATION

Tenure: Freehold - main residence.

Council Tax: Band C

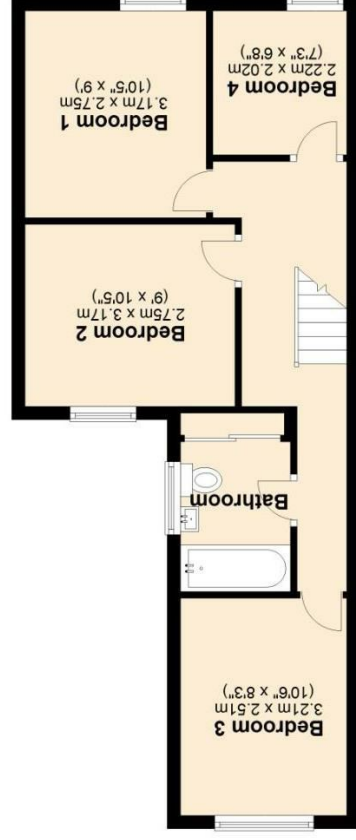
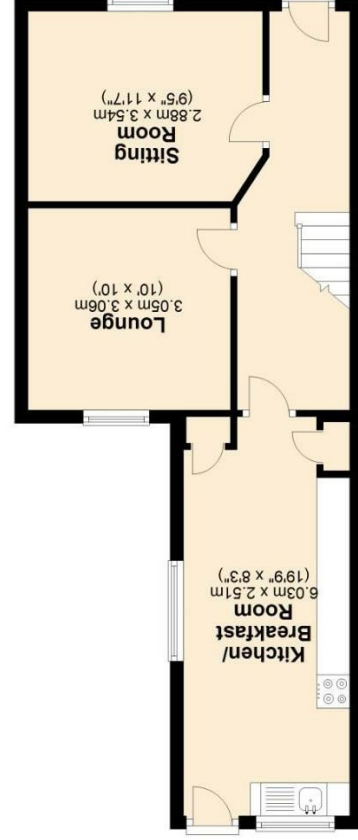
Note the property is currently going through probate







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.



Score	Energy rating	Current	Potential
92+	A	83 B	
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

