Tom Parry



7-8 Britannia Place, Porthmadog, LL49 9LY

£150,000

- Grade II Listed cottage
- Two bedrooms
- Yard to the front and the rear
- Central location, near the Ffestiniog Railway
- Short walk from the harbour and centre of town
- No onward chain







Tom Parry & Co are delighted to offer for sale this delightful end-terrace Grade II listed cottage offering a unique blend of historical significance and modern living. With a rich railway heritage, this property is steeped in character and charm, making it a truly special home.

The property comprises a kitchen, living room and WC to the ground floor and two bedrooms and a bathroom to the first floor. The property also benefits from a yard to the front and the rear. Whilst the property would benefit from some modernisation, this would make a fantastic property for first time buyers and investors alike.

This cottage not only offers a home but also a glimpse into the rich history of Porthmadog, making it an ideal choice for those who appreciate heritage and character. With its prime location and charming features, this property is a wonderful opportunity for anyone looking to settle in this picturesque part of Wales.

Our Ref: P1674

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Kitchen
with a range of fitted wall and base units; one and a half bowl stainless steel sink and drainer; integrated electric oven with gas hob and extractor over; space and plumbing for washing machine; vinyl flooring and under stair store

Rear Hallway
with window to the rear

Washroom
with low level WC and wash hand basin

Living Room
with dual aspect windows; fitted corner cupboard and carpet flooring

FIRST FLOOR

Landing
with wall mounted 'Worcester' combi boiler; airing cupboard and 'Velux' window

Bedroom 1
with dual aspect windows; carpet flooring and radiator

Bedroom 2
with window the front; fitted cupboard and carpet flooring

Bathroom
with shower cubicle; low level WC and wash basin

EXTERNALLY
The property benefits from a yard to the front and the rear.

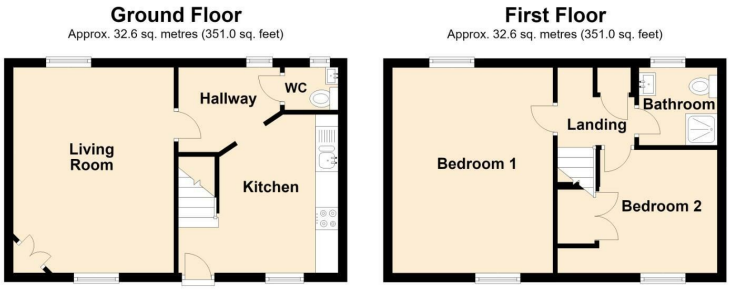
At the front of the house there is a private parking area for use by the residents, though this does not form part of the deeds.

SERVICES
All mains services

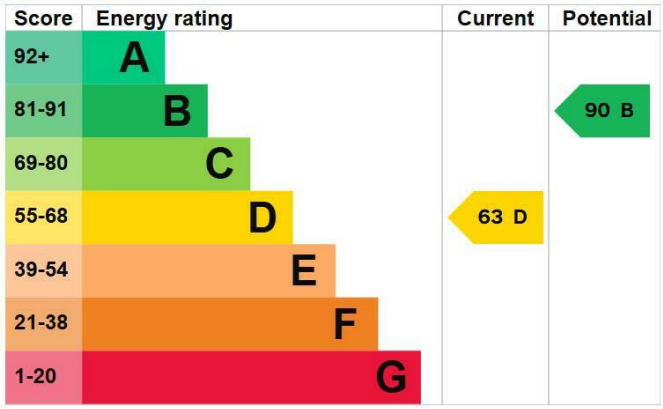
MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Band C

No onward chain



Total area: approx. 65.2 sq. metres (702.0 sq. feet)





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.

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