Tom Parry

32 Church Street, Porthmadog, LL49 9RA

Tom Parry & Co are delighted to offer for sale this delightful mid-terrace property, nestled in the charming village of Tremadog. Built in 1900, the property boasts beautiful original features such as the original ceiling roses, coving and picture rails that can be found throughout the downstairs living quarters. The property offers a perfect blend of character and modern living that add to its unique charm, making it a wonderful family home.

The property offers four well-proportioned bedrooms, providing ample space for family and guests alike. The two spacious reception rooms are ideal for entertaining or relaxing, allowing for a warm and inviting atmosphere. A spacious kitchen as well as a family bathroom ensures comfortable living throughout.

One of the standout features of this home is the generous garden, which offers a peaceful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the private off-road parking for three vehicles is a significant advantage in this area, providing ease and accessibility.

With no onward chain, this property is ready for you to move in and make it your own. If you are looking to settle down in a picturesque village, this mid-terrace house on Church Street is a remarkable opportunity not to be missed. Embrace the charm of Tremadog and enjoy the comforts of this lovely home.

OUR REF: P1602

ACCOMODATION

GROUND FLOOR

Hallway
with tessalated tiles; radiator; laminate flooring & understair storage.

Lounge
with laminate flooring; radiator; log fuel burner fitted within ceramic/tile surround; large bay window to front.

Snug
with laminate flooring; radiator; built in alcove storage to either side of log burner fitted within stone inglenook.

Kitchen
with tiled flooring; radiator; a range of wall & base units with worktop over; space for free standing oven with extractor fan over; space for free standing fridge/freezer; stainless steel sink & drainer; space & plumbing for dishwasher; built in storage unit housing "worcester" boiler; built in pantry fitted under stairs; large picture window overlooking rear garden.

FIRST FLOOR

Bedroom 1
with carpet flooring; radiator; window to rear.

Bathroom
with vinyl flooring; part tiled walls; radiator; scalloped style pedestal sink basin & low level WC; free standing shower cubicle with over head shower; scalloped style bath; built in storage/airing cupboard.

Bedroom 2
with carpet flooring; built in wardrobe/storage cupboard; large window to front with built in window seat.

Bedroom 3
with laminate flooring; radiator; arch shape window to front.

SECOND FLOOR/ATTIC SPACE

Master Bedroom
with carpet flooring; radiator; velux windows in eaves with feature oak beam; built in wardrobe; door to side storage room.

EXTERNALLY
from the rear door there is a purposely built enclosed dry store porch area paved to concrete. There is space & plumbing for washing machine. There is also a outside WC.
The garden is laid out in sections, which has clearly been done with thought behind it. There is a patio area paved with slabs; fenced and gated. A concrete pathway then leads the way down passed a spacious area of lawned grass right up to a gate that provides access to the parking area. There is an additional private off road parking area to the rear laid to concrete.

SERVICES
All mains services.

MATERIAL INFORMATION
Council Band: "C".
Tenure: Freehold

Property is sold with no onward chain. Additional parcel of land housing a shed/garage at rear can be discussed as seperate negotiation.
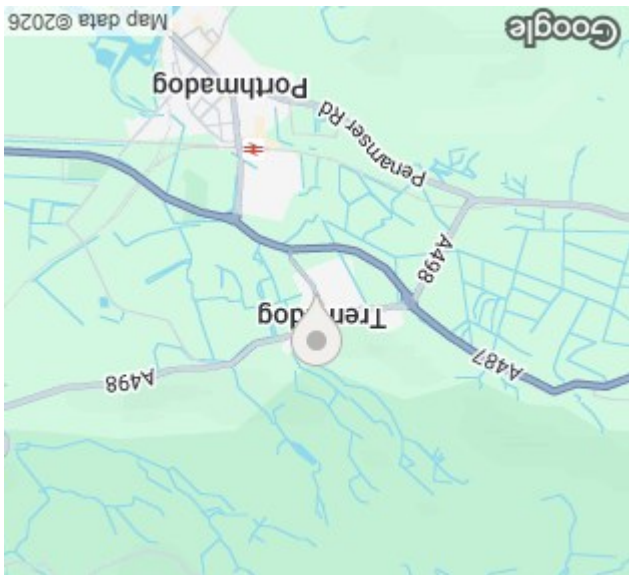
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EPC Awaited

Floor Plan Awaited