



Tom Parry

6, Ralph Street, Porthmadog, LL49 9UA

£290,000

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Nestled in the charming village of Borth-Y-Gest, Porthmadog, this delightful terraced house on Ralph Street offers a wonderful opportunity for both families and investors alike. Spanning an impressive 1,518 square feet, the property boasts four spacious bedrooms, making it ideal for those seeking ample living space.

Upon entering, you will find two inviting reception rooms that provide a perfect setting for relaxation and entertaining. The layout of the home allows for a seamless flow between the living areas, creating a warm and welcoming atmosphere. One of the standout features of this home is the potential for modernisation, allowing you to put your personal touch on the property and create your dream living space. The detached garage offers additional storage or the possibility of converting it into a workshop or studio, further enhancing the property's appeal.

The property boasts stunning sea views that can be enjoyed from various vantage points within the home. Borth-Y-Gest is known for its scenic beauty and close-knit community, making it an ideal place to call home. With its proximity to local amenities and the stunning Welsh coastline, this property presents a unique opportunity to embrace a lifestyle of tranquillity and charm. Do not miss the chance to make this house your own and enjoy all that this delightful area has to offer.

Our Ref: P1613

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

Hallway

with under stair storage cupboard

Living Room

with bay window to the front; electric fire set in stone surround; built in shelving; carpet flooring and radiator

Cloakroom

with low level WC and wash hand basin

Dining Room

with large picture window enjoying far reaching sea views; built in wall and base units; gas fire set in timber surround; carpet flooring and radiator

Galley Kitchen

with a range of built in wall and base units; integrated electric hob; integrated electric oven; stainless steel sink and drainer and door to rear garden

FIRST FLOOR

Landing

Bedroom 1

with two windows to the front; carpet flooring and radiator

Bedroom 2

with window to rear; carpet flooring and radiator

Bedroom 3

with stunning sea views; built in cupboard housing wall mounted 'Worcester' boiler; carpet flooring and radiator

Bathroom

with shower cubicle; wash basin and WC set within vanity units and radiator

SECOND FLOOR

Attic Room

with 'Velux' window; eaves storage cupboards and carpet flooring

EXTERNALLY

The property benefits from a small patio to the front of the house that enjoys sea views to the side.

At the rear there is a tiered garden with raised planters and a timber framed greenhouse. The garden then steps down to a detached garage.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band E





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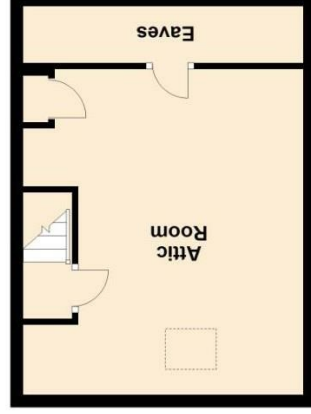
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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

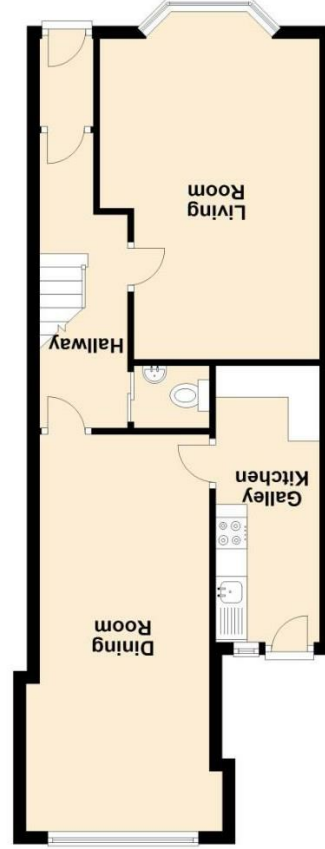
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		



Second Floor



First Floor



Ground Floor