



**Tom Parry**

**Afallon The Crescent, Porthmadog, LL49 9PB**

**Asking price £205,000**

## Afallon The Crescent, Porthmadog, LL49 9PB

Tom Parry & Co are delighted to offer for sale this four bedroom dormer bungalow located at the edge of the harbour town of Porthmadog. This detached property offers a kitchen/breakfast room, lounge, 2 bedrooms and family bathroom on the ground floor, and a further two bedrooms and dressing room on the first floor. There is also an attached garage plus off-road parking.

Whilst some modernisation works are required, the property provides an opportunity to put your own stamp on a good sized family home, conveniently located 'Afallon' is within walking distance of the centre of Porthmadog, within easy reach of all the schools, shops and all the amenities and leisure facilities the High Street has to offer.

**Our Ref: P1378**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Front Porch

with quarry tiled flooring

#### Hallway

with radiator and under-stairs store cupboard

#### Lounge

17'0" x 10'0" (5.20 x 3.06)

dual aspect room with radiator, redundant tiled fireplace (chimney removed), wood block flooring

#### Kitchen/Breakfast Room

185'2" x 10'8" (56.46 x 3.27)

with range of fitted wall and base units and worktops over, stainless steel sink unit with single drainer, integrated double oven, electric hob, splashback tiling, radiator, marble effect redundant fireplace (chimney removed), door to rear

#### Bathroom

with coloured three-piece suite comprising panelled bath with 'Gainsborough' shower and shower screen over, pedestal wash hand basin, low level WC, linen cupboard, heated towel rail

#### Bedroom 3

10'1" x 9'11" (3.08 x 3.03)

with fitted wardrobe, radiator

#### Bedroom 4

10'1" x 7'6" (3.09 x 2.31)

with fitted wardrobe, radiator

### FIRST FLOOR

#### Landing

#### Bedroom 1

13'1" x 10'11" (3.99 x 3.34)

with built-in wardrobe and dormer window

#### Dressing Room

12'5" x 11'0" (3.79 x 3.36)

with built-in store cupboard and plumbing for possibility of adding en-suite

#### Bedroom 2

11'1" x 10'2" (3.39 x 3.12)

with radiator and eaves storage

### EXTERNALLY

The property is access via a concrete driveway leading to front and to attached garage.

There is a garden laid to lawn to front and side, with a side pedestrian gate and steps leading from the pavement along paved and gravelled path to rear.

#### Garage

with up-and-over door and housing free standing 'Firebird' oil fired boiler

### SERVICES

Mains Water, Electricity & Drainage.

Oil Fired Central Heating (oil tank located at rear)

### MATERIAL INFORMATION

Tenure: Freehold

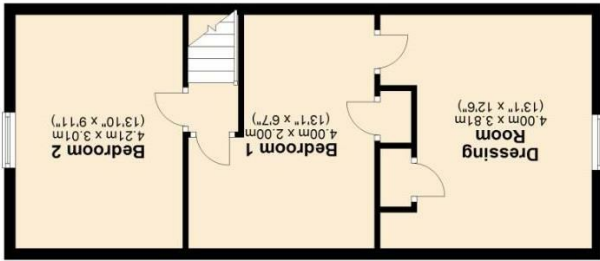
Gwynedd Council Tax Band 'D'







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First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A	81   B	
81-91	B		
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

