



Tom Parry

4A, Osmond Terrace, Porthmadog, LL49 9AN

£155,000

4A Osmond Terrace, Porthmadog, LL49 9AN

Tom Parry & Co are delighted to offer for sale this charming two-bedroom mid-terraced house situated in Osmond Terrace, Porthmadog. This delightful property offers a perfect blend of comfort and convenience. The property features a spacious reception room, a modern kitchen & bathroom, and two well-proportioned bedrooms.

One of the standout features of this home is the generous front garden, which not only enhances the property's curb appeal but also offers a lovely outdoor space for enjoying the fresh air & far reaching views of local mountains. The location is particularly advantageous, as it is within walking distance of local primary & secondary school, making it an excellent choice for families. Additionally, the vibrant high street is just a short stroll away, providing easy access to a variety of shops, cafes, and amenities.

This terraced house presents a wonderful opportunity for those seeking a comfortable home in a friendly community. With its appealing features and prime location, it is sure to attract interest. Early viewing is highly recommended.

OUR REF: P1643

ACCOMODATION

FIRST FLOOR

Hallway

with laminate flooring; door to lounge

Lounge

with oak affect flooring; feature chimney breast with oak beam & slate hearth; radiator; large bay window

Kitchen

with laminate flooring; a range of wall & base units with worktop over; intergrated over with extractor over; stainless steel sink & drainer; space & plumbing for washine machine, space for free standing fridge/freezer; built in alcove storage; part tiled walls & splashback; window to rear

Bathroom

with tiled flooring; part panelled walls; heated towel rail; low level WC; sink basin fitted within vanity unit; panelled bath with overhead shower & shower screen; window to rear

SECOND FLOOR

Landing

with carpet flooring; window; access to loft space

Bedroom 1

with laminate flooring; radiator; window to rear

Bedroom 2

with laminate flooring; radiator; built in storage; window to front

Attic

with boarded flooring & window

EXTERNALLY

the property is accessed via some steps & a shared

pathway. At the front there is a long area of lawned grass, as well as a raised decking area housing a storage shed.

At the rear there is an enclosed courtyard with steps & gate leading up to rear access road. Parking is available on road.

SERVICES

All mains services.

Material Information

Council Tax Band: "B"

Tenure: Freehold



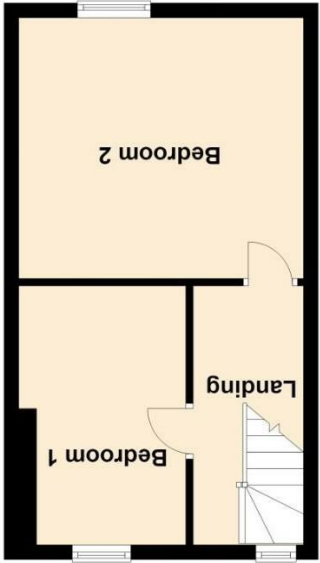
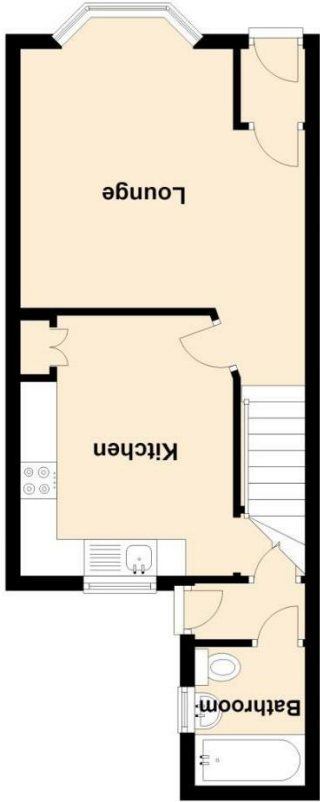




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Total area: approx. 60.8 sq. metres (654.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

