



Tom Parry

1 Belle Vue, Garth Road, Porthmadog, LL49 9BN

£350,000

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Tom Parry & Co are delighted to offer for sale this Grade II listed residence, occupying an elevated position just a short walk outside of the harbour town of Porthmadog and it is also just a short walk to Borth y Gest Bay.

The property's living accommodation is set over three storeys; with two reception rooms and kitchen room on the ground floor; on the second floor are two bedrooms and a bathroom, plus a sitting room with open views towards the Harbour and Estuary; there are a further three bedrooms and shower room to the top floor. There is also a useful basement to the lower ground floor.

There is a seating area in the raised front garden from which to enjoy the views and a small yard to the rear. Properties in this location seldom come to market and early viewing is recommended.

Ref: P1485

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Hallway

with wooden flooring; carpeted staircase with decorative spindles; window to side; radiator

Living Room

with tall sliding sash windows with views to the Estuary; cast iron fireplace with timber surround; carpet flooring; radiator

Dining Room

with built-in storage; carpet flooring; radiator

Kitchen

with corner window with stunning Estuary views and breakfast bar in front; range of wall and base units; integrated gas hob with extractor over; stainless steel sink and drainer unit; integrated double electric oven; integrated dishwasher; integrated washing machine; door to rear yard; radiator; door to Basement

Basement

with pantry area at top of stairs with space for tumble dryer; basement is open plan with separate WC and storage room

FIRST FLOOR

Landing

with built-in storage cupboard; window to side

Sitting Room

with large sliding sash windows enjoying far reaching views over Estuary and Harbour; cast iron fireplace set in timber surround; built-in storage; carpet flooring; radiator

Bedroom 1

with original fireplace with timber surround; built-in cupboard; carpet flooring; radiator

Bedroom 5

a dual aspect room with stunning Estuary and Harbour views; carpet flooring; radiator

Bathroom

with suite comprising panelled bath with shower over; low level WC; pedestal wash hand basin; original cast iron fireplace; built-in airing cupboard with wall mounted 'Worcester' boiler

Separate WC

SECOND FLOOR

Bedroom 2

with stunning Estuary views; carpet flooring; radiator; original cast iron fireplace

Bedroom 3

with carpet flooring; radiator; original cast iron fireplace

Bedroom 4

with carpet flooring; radiator; original cast iron fireplace and access to attic

Shower Room

dual aspect with far reaching views; suite comprising large corner shower; low level WC; pedestal washhand basin; vinyl flooring; radiator

EXTERNALLY

The property is accessed via gated steps to the front of the house. There is a gravelled terrace with seating area and small lawn bound with mature shrubs enjoying beautiful views.

At the rear there is a small yard to rear with steps to a secondary entrance to the basement and a side access gate.

SERVICES

All Mains Services

MATERIAL INFORMATION

Tenure Freehold
Gwynedd Council Tax Band 'E'
Grade II Listed
On Street Parking







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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.

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