



Tom Parry

36, South Snowdon Wharf, Porthmadog, LL49 9ND

£199,995

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Nestled in the charming area of South Snowdon Wharf, Porthmadog, this delightful two-bedroom duplex offers a perfect blend of comfort and stunning natural beauty. With breath-taking views of the estuary, this property is an ideal retreat for those seeking a serene lifestyle by the water.

The property boasts of two bedrooms, a bathroom situated on the ground floor. An open plan lounge/diner & kitchenette is then located on the first floor with sliding doors onto the private balcony area overlooking the estuary views. Additionally, private parking for one vehicle adds to the appeal, making it easy to explore the surrounding areas or venture into the nearby high street, which is just a short stroll away.

Being chain-free, this property presents a smooth transition for potential buyers, allowing for a quicker move-in process. Whether you are looking for a permanent residence or a holiday home, this duplex is a rare find in a picturesque location. Embrace the opportunity to enjoy the stunning estuary views and the vibrant community of Porthmadog. This property is not to be missed.

OUR REF: P1556

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Enclosed Porch

with tiled flooring, access to front door, storage cupboard, space & plumbing for washing machine.

Hallway

with carpet flooring, storage heater; cloak store understairs.

Bedroom 1

with carpet flooring; storage heater; window to front.

Bedroom 2

with carpet flooring; storage heater; built in storage/wardrobe hanging space, window to rear.

Bathroom

with tiled flooring & tiled walls, low level WC; wash hand sink basin; bath with fitted shower over; wall mounted heated towel rail.

FIRST FLOOR

Lounge (open plan)

with carpet flooring; storage heater, sliding doors onto balcony.

Kitchen (Open Plan)

with part laminate vinyl flooring, range of wall & base units with worktop over, space for under-counter fridge, space for freestanding cooker, stainless steel sink & drainer, storage cupboard housing hot water tank.

EXTERNALLY

From the first floor lounge, sliding doors open onto a private balcony. The balcony also has a fitted ladder staircase offering direct access to the Estuary

pathway.

The property benefits from a porchway at the front with private bin store & storage; there is also 1 allocated parking space.

SERVICES

Mains Electricity, Water & Drainage.

MATERIAL INFORMATION

Tenure: Leasehold (999 year lease with approximately 940 years remaining)

Gwynedd Council Tax Band 'B'

Annual Service/Maintenance Charge - £964.99 approx.

Ground Rent: TBC

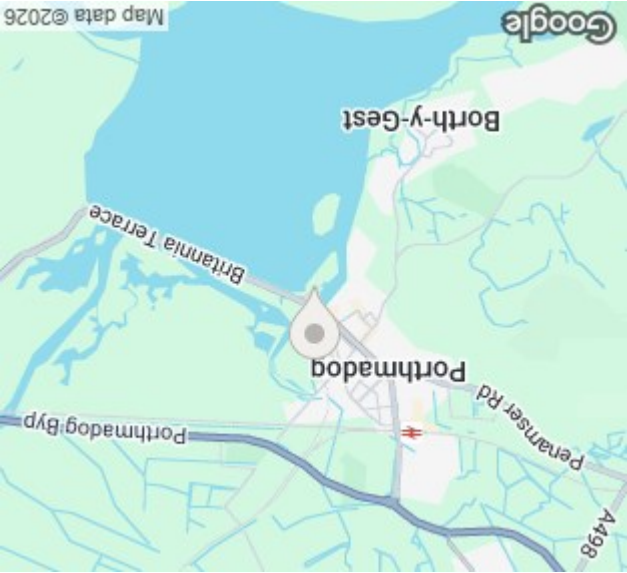
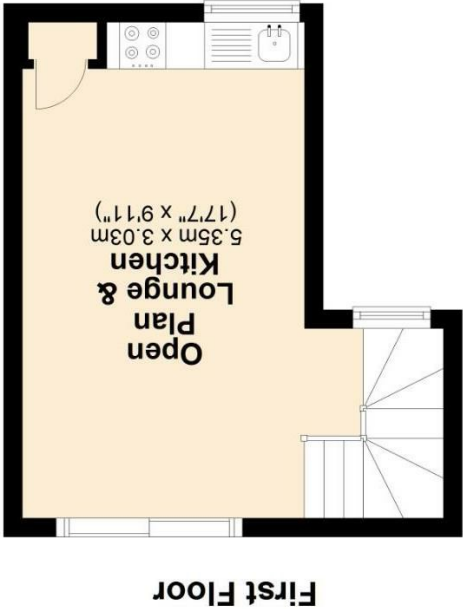
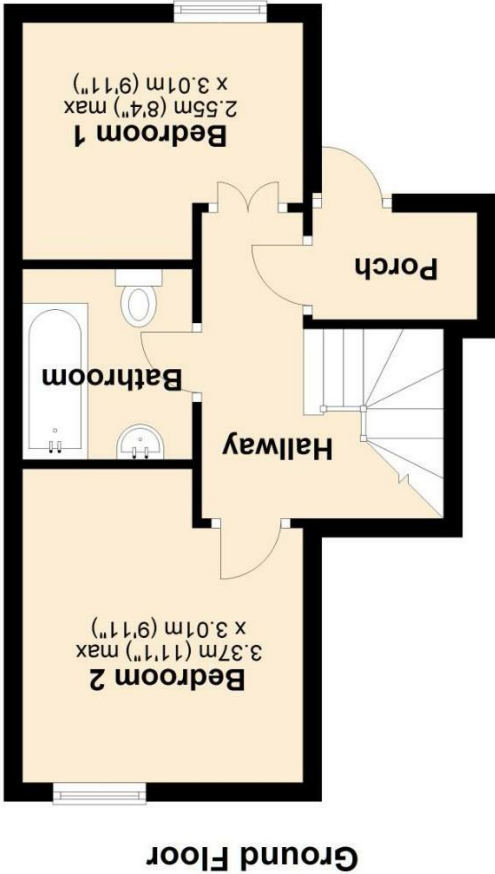






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		