DAFYDD HARDY
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16 Madoc Street, Porthmadog, Gwynedd, LL49 9BU

OIRO: £180,000

EPC Rating: D

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Summary

Located within a long terrace of houses, close to the centre of Porthmadog, this surprisingly spacious family home is a great choice if you are looking for a larger home that you can put your own stamp on. The well proportioned accommodation briefly consists of a welcoming Entrance Hall that leads into an extensive, light and spacious Lounge that features a large bay window. Beyond the Lounge is an wide inner hallway and a generous size Kitchen/Diner that is fitted with a range of light wood base and wall units, topped with a black work surface. The Kitchen is also equipped with a gas cooker and a washing machine point. Upstairs on the first floor are 3 Double Bedrooms whilst on the 2nd floor are a further 2 more Double Bedrooms. All are served by a fully tiled, ground floor Bathroom that is fitted with a white bath suite and an over bath shower unit. A secondary Shower Room is located on the first floor. The property has a mains gas central heating system as well as uPVC Double Glazing throughout. Outside, to the rear is an enclosed yard with an access to the service road at the rear. So if you are looking for a small project to put your design skills to the test, then we highly recommend you book a viewing soon to fully appreciate this great opportunity close to the centre of Porthmadog.

Directions

From Caernarfon take the main road sign posted for Porthmadog. Just before you reach Porthmadog, at the roundabout take the 2nd exit for the town centre. After crossing the railway crossing turn left onto Cambrian Terrace and follow this road onto Madoc Street. Number 16 is at the very far end on your right.

What3words reference…rewrites.rank.bench



Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band D.

Energy Performance Rating

The property has the following EPC rating: D. See EPC report for full information.













Entrance Hall	
Lounge	*4.22m x 5.41m (13'10" x 17'9") max dimensions*
Hall	
Bathroom	*1.63m x 2.19m (5'4" x 7'2")*
Kitchen/Diner	*3.67m x 5.02m (12' x 16'6") max dimensions*
First Floor Landing	
Bedroom 1	*4.22m x 3.29m (13'10" x 10'10")*
Bedroom 2	*3.68m x 3.55m (12'1" x 11'8") max dimensions*
Bedroom 3	*3.34m x 1.80m (10'11" x 5'11")*
Shower Room	*1.72m x 1.75m (5'8" x 5'9")*
Second Floor Landing	
Bedroom 4	*3.34m x 2.26m (10'11" x 7'5")*
Beroom 5	*4.22m x 3.18m (13'10" x 10'5")*

Agents Note

There is very limited information available on this property. The only information we hold is that within these marketing particulars. Interested parties must ensure that they receive satisfactory responses from legal representatives to all appropriate enquiries before proceeding.

- Spacious Mid Terrace Town House
- Convenient Central Location
- Extra Large Reception Room
- Fully Fitted Kitchen/Diner
- 5 Bedrooms
- Ground Floor Bathroom & Separate Shower Room
- Mains Gas Central Heating
- Double Glazing
- Enclosed Rear Yard
- Viewing Essential









Disclaimer

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