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45 Madoc Street, Porthmadog, Gwynedd, LL49 9BU

Asking Price: £188,500

EPC Rating: C

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Summary

A spacious, modernised and well-presented Mid Terrace Period House situated within an established residential setting in the historic coastal town of Porthmadog, being within easy reach of town centre amenities, the scenic harbour, coastline and fabulous beaches. You'll also be able to enjoy the evocative sight and sounds of the nearby Ffestiniog Mountain Railway! The property offers a decent sized living room with the comforts of a multi-fuel stove leading through to a spacious kitchen/dining room which comes with a quality fitted kitchen with Range cooker, solid granite worktops plus a built-in dishwasher and fridge/freezer whilst patio doors open onto a neatly arranged patio garden. The kitchen also has under-floor heating. 3 bedrooms reside on the first floor served by a spacious modern shower room. A further steep flight of stairs leads from the landing to a superb attic room which could be useful as a study or suchlike. Also from here are fine views of the surrounding countryside and mountains. Externally, to the rear is an enclosed patio garden with a most useful outbuilding which has fitted power/light and plumbing for washing machine – would make a nice workshop. There's also a further raised seating area and wood store. A gate open to the road located to the rear. The property comes fitted with uPVC double glazing and gas central heating.

The thriving town of Porthmadog is located at the mouth of the beautiful Glaslyn Estuary at the southern edge of the Vale of Ffestiniog, perfect for exploring the Eryri/Snowdonia National Park. Porthmadog harbour is for fishermen and leisure orientated craft. The town is home to the Ffestiniog and Welsh Highland Railway - the sights and sounds of which can be enjoyed from the property. The town has an extensive range of amenities including primary and secondary schools, national and local retailers and a range of supermarkets. There are a good variety of bistros, restaurants and pubs to enjoy as well as a golf course.

Directions

From our Caernarfon office, follow the A487 in the direction of Porthmadog. Follow signs for the town centre and at the main roundabout, take the second exit onto the High Street taking the second turning on your left into Snowdon Street. Proceed to the next junction turning right into Madoc Street and proceed for approximately 70 yards where you'll find the property on your left hand side.

https://what3words.com/hobbyists.bridges.animated



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 C.

Energy Performance Rating

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













Entrance Hall	
Living Room	*3.74m x 6.70m (12'3" x 22') Max dimensions.*
Kitchen/Dining Room	*4.37m x 4.04m (14'4" x 13'3")*
Landing	
Bedroom 1	*2.75m x 3.30m (9' x 10'10")*
Bedroom 2	*3.02m x 3.26m (9'11" x 10'8")*
Bedroom 3	*1.74m x 2.36m (5'9" x 7'9")*
Shower Room	*2.51m x 4.61m (8'3" x 15'1") Max dimensions.*
Attic Room	*4.66m x 4.20m (15'3" x 13'9") Max dimensions. Part restricted headroom.*
Outbuilding/Utility	*4.67m x 2.61m (15'4" x 8'7")*

- Spacious Mid Terrace Period Residence
- Modernised & Well-Presented Throughout
- 3 Bedrooms, Attic Room & Shower Room
- Living Room With Multi-fuel Stove
- Quality Fitted Kitchen With Granite Worktops
- uPVC Double Glazing & Gas Central Heating
- Patio Garden With Useful Outbuilding/Utility
- Within Easy Reach Of Town Amenities
- Fine Mountain Views From Upper Levels
- Close To Harbour & Scenic Coastline






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