DAFYDD HARDY
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2 Isgraig, Tremadog, Porthmadog, Gwynedd, LL49 9PT

Asking Price: £149,000

EPC Rating: C

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Summary

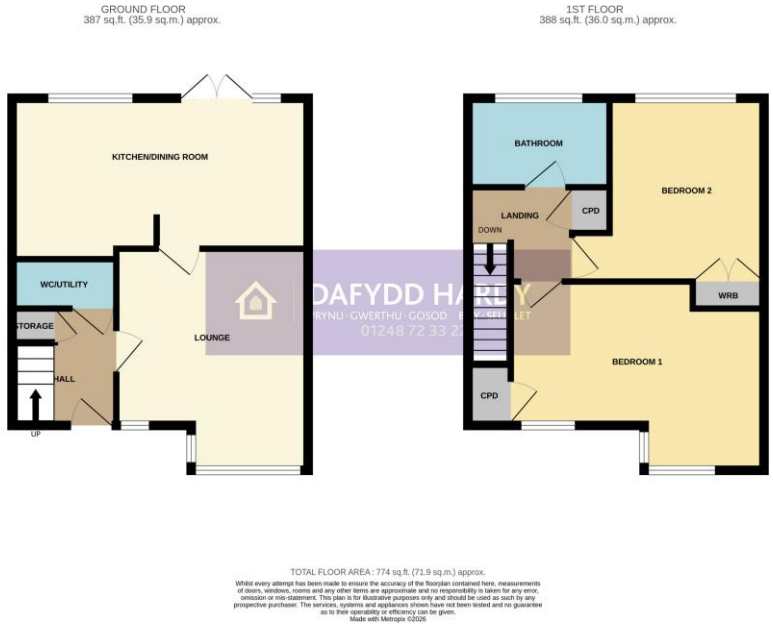
A modernised and well-presented 2 Bedroomed Mid Terrace Residence situated within the historic village of Tremadog, being within easy reach of local amenities and the larger town of Porthmadog with excellent transport links for Caernarfon, Dolgellau, the stunning coastline and majestic Eryri/Snowdonia National Park. The property has enjoyed some updated appointments in recent rears to include a new kitchen, bathroom, patio doors and WC/washbasin to the ground floor. The kitchen has a built-in oven, hob, extractor and dishwasher plus there's a dedicated dining area. The WC off the hall also has plumbing for washing machine. 2 decent sized bedrooms reside on the first floor served by a 3 piece suite bathroom with shower over bath. Externally, to the front is a paved forecourt. To the rear is a spacious enclosed westerly facing patio garden with raised flowerbeds, a useful garden store, cold water tap and outdoor power socket. The property comes fitted with uPVC double glazing and gas central heating.

Tremadog village is located just a short distance from the main shopping town of Porthmadog. It is the gateway to the stunning Glaslyn Valley which leads through to Beddgelert and the main peaks of the Eryri/Snowdonia National Park, including Yr Wyddfa/Snowdon. Tremadog's past was linked to the slate industry but has for some time now been associated with its world class rock climbing. There are a few local amenities in the village with a more comprehensive selection available in Porthmadog.

Directions

From our Caernarfon office, follow the A487 in the direction of Porthmadog. Having passed through the village of Penmorfa, at the roundabout take the first exit for Tremadog. Proceed to the village centre turning right into the village square onto Stryd Yr Eglwys. After approximately 200 yards take the turning on your right into Isgraig and as the road bends left the property can be found on your right hand side.

https://what3words.com/earlobe.wage.collapsed



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 B.

Energy Performance Rating

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













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Entrance Hall	
WC/Utility	
Lounge	*3.60m x 4.15m (11'10" x 13'7") Max: Into bay.*
Kitchen/Dining Room	*5.57m x 3.02m (18'3" x 9'11") Max dimensions.*
Landing	
Bedroom 1	*4.59m x 3.76m (15'1" x 12'4") Max dimensions.*
Bedroom 2	*2.76m x 3.43m (9'1" x 11'3")*
Bathroom	*2.66m x 1.67m (8'9" x 5'6")*

- Spacious Mid Terrace House
- Well-Presented Modernised Interior
- 2 Bedrooms & Modern Bathroom
- Comfortable Lounge With Bay
- Kitchen/Dining Room With Patio Doors
- Kitchen Includes Fitted Appliances
- uPVC Double Glazing & Gas Central Heating
- Enclosed Patio With Garden Store
- Ideal Purchase For The First Time Buyer
- Within Easy Reach Of Local Amenities






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