DAFYDD HARDY
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Flat 14, The Oakeleys, Porthmadog, Gwynedd, LL49 9AJ

Asking Price: £160,000

EPC Rating: C

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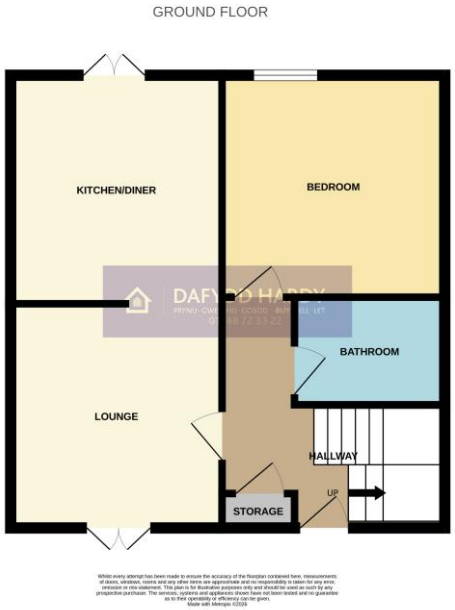
Summary

Part of a modest size development, The Oakeleys is conveniently positioned close to the town centre and just a short stroll away from the beautiful Harbour in Porthmadog. Located on the first floor, number 14 is a spacious 1 bedroom apartment with modern fixtures and fittings and is ready for you to move straight into. The tastefully decorated accommodation briefly consists of entrance hall with under stair storage, a light and spacious Landing (with access to ample loft space accessed by fitted loft ladder) with all the rooms leading off it. To the side is a generous size “open plan” Lounge/Kitchen that is fitted with a laminated wood floor and a Juliet balcony on both sides. The Kitchen/Diner has a range of modern light wood base and wall units, topped with a polished slate work surface. The Kitchen is also equipped with an electric oven and a gas hob with an overhead extractor fan and an integrated fridge and washing machine. Across the landing is a large Double Bedroom that is served by a fully tiled Bathroom, fitted with a white bath suite with an over bath shower unit and an electric towel rail. The property benefits from underfloor heating throughout. Outside is an allocated parking space that can only be accessed through a secure coded entrance. So if you are looking for an apartment, we highly recommend you book a viewing soon to fully appreciate this great opportunity within the popular town of Porthmadog.

Directions

From Caernarfon follow the A487 in the direction of Porthmadog. On reaching the roundabout on the outskirts of Porthmadog turn right to the town centre. Continue into the town and at the end of the main street turn right just before the Canolfan. After a few yards turn left and the Oakeleys will be straight ahead. The entrance for number 14 is at the back of the large detached building.

What3words reference…hides.bordering.plump



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 leasehold on 999 year lease from 1st July 2006. Vacant possession upon completion of sale. Vendor’s solicitors should confirm title.

Annual Ground Rent: £250.00
Annual Service Charge: £1,758.25

Council Tax Band

The property is council tax band D.

Energy Performance Rating

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

Agents Note

Please note that the property is in the process of going through probate, therefore a sale cannot complete until the probate is through.













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Entrance Hall

Lounge	*3.36m x 3.57m (11' x 11'9") max dimensions*
Kitchen/Diner	*3.36m x 3.64m (11' x 11'11") max dimensions*
Bedroom	*3.54m x 3.53m (11'7" x 11'7")*
Bathroom	*2.38m x 1.71m (7'10" x 5'7")*

Agents Note

We have been informed by the vendor that the building is Grade II listed.

- Desirable 1st Floor Apartment
- Convenient Location Close To The Town Centre
- Generous Size Lounge
- Spacious Kitchen/Diner
- Large Double Bedroom
- Modern Bathroom
- Gas Central Heating
- uPVC Double Glazing
- Allocated Off Road Parking
- Viewing Highly Recommended





Disclaimer

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