



Snowdon Street, Porthmadog

BOB PARRY

Guide Price £250,000

Brief Description

A property like no other! A stunning four bedroom house renovated and refurbished to an extremely high standard throughout by its present owner. Viewing of this unique character property is essential in order to appreciate the deceptively spacious and very modern living accommodation. The property has been tastefully decorated throughout and the developer has retained as much character as possible from this Grade 11 listed, non-standard constructed property, originally built in 1929 as a Sunday school for local children.

This property is one of the few remaining structures of its kind in Wales (as featured on BBC News) and it now encases a large, brand new, timber framed house built to the highest of specifications and complying with all building regulations (a structural report and other relevant certificates are available to bona fide enquirers).

Characterful features include the original pitch pine flooring, vaulted ceilings and cast iron style radiators. Great care has been taken to retain original features , such as the exterior doors, windows, beams/trusses and wood panelled ceiling. A new, highly efficient gas central heating system, with combi boiler, has been installed. All areas downstairs have been designed to allow for disabled access.

The main living area, which is approximately 27 feet long, includes lounge, kitchen and dining areas, and is this property's unique selling point. The stunning effect of a 17 foot high ceiling, original wooden beams, stunning feature slate wall with backlit niches, bespoke lighting fixture over the dining area and original wooden floorboards give this room the 'wow!' factor. The mezzanine area is perfect for chilling out and taking in the excellent views over the Ffestiniog & Welsh Highland Railway, the inner harbour, and on towards the foothills of the Snowdonia National Park.

Located in the desirable and popular harbour town of Porthmadog, the property would make an ideal home for train enthusiasts with the rail line running within a stone's throw of the property and the station a short walk away. This property would also make an ideal holiday home or is perfect for someone looking for a holiday rental investment.

Sitting on the doorstep of the Snowdonia National Park, Porthmadog is an excellent base for exploring much of North Wales with its sandy beaches and coastal walks. The Italianate village of Portmeirion made famous by the TV series "The Prisoner (No 6)" is located a short drive away as are many other local attractions.

The property is located within easy walking distance of Porthmadog High Street, the town offers a wide range of amenities including shops, restaurants/ eateries, supermarkets, schools, doctors' surgeries and pharmacies to name just a few.

Directions

On foot from our Porthmadog office turn right and go up the High Street, at the cross roads turn left onto Snowdon Street. Go down Snowdon Street and at the junction go straight ahead. Go past Allports Fish & Chip shop and the property can be found standing alone on the right after the entrance to the car park.

PLEASE CONTACT 01766 512 666 TO ARRANGE A VIEWING

The accommodation comprises (approximate measurements)

Lobby 4.09m x 2.70m (13'5" x 8'10") Max

Feature pitch pine stair case with chrome spindles. Pitch pine flooring. Cupboard housing electrical switchgear. "Accenta" Alarm control panel. Cast iron style radiator. Corridor leading to side door.

Bedroom One 3.00m x 5.16m (9'10" x 16'11") Max

Radiator. TV Point.

En-Suite Shower Room

Modern suite comprising low level wc. Wash hand basin, power shower. Heated towel rail. Part tiled walls.

Bedroom Two 3.14m x 2.77m (10'4" x 9'1") Max

Radiator. TV point.

Shower Room

Modern suite comprising low level wc. Wash hand basin. Power shower. Heated towel rail. Tiled floor. Tiled walls.

Bedroom Three 2.44m x 2.70m (8'0" x 8'10") Max

Radiator. TV point.

Lounge/Kitchen/Dining Area 6.73m x 8.31m (22'1" x 27'3") Max

The height from the floor to the ceiling of this room is approximately 17ft. Feature slate wall with lights inset on a dimmer switch. Pitch pine flooring throughout.

Modern fitted kitchen with stainless steel sink unit. Integral double oven. Electric hob with overhead extractor hood. Cupboard housing Ideal Vogue c40 combi boiler. Integral fridge freezer. Washing machine, space for tumble dryer, dishwasher and microwave. Splash back tiled walls. Radiators. TV point. Door leading to side of property. Inset downlights.

First floor.

Mezzanine 3.00m x 5.53m (9'10" x 18'2") Max

Attractive pitch pine flooring. Undereaves storage cupboards. TV point. Large Velux window with great views over the railway, inner harbour (sea) towards the mountains in the distance.

Family Bathroom

Luxury bathroom suite comprising bath with freestanding shower mixer tap. Vanity unit with low level wc. Wash hand basin. Power shower. Radiator. Fully tiled walls with bespoke, acrylic splashback.

Bedroom Four 3.13m x 5.36m (10'3" x 17'7") Max

Radiator. TV point. Storage cupboard in eaves. Views from the window overlooking the garden, towards the sea and mountains in the distance.

Outside

Well presented hard standing area to the side (potential off road parking). Large lawn garden to the rear.

Tax

The property is believed to be in band **TBC**. Information from www.voa.gov.uk.

Tenure

We have been advised by the seller that the property is freehold. Interested purchasers should seek clarification of this from their solicitor.

Services

Mains electricity, water, drainage and gas.

Our Reference

22908

Agents Note

The garden does not belong to the title of this property and is owned by the Welsh Highland Railway.

The owner of Ty Capel occupies the garden on a licence. We understand the licence would be transferrable to the next owner (subject to contract). Please speak to the agent about the adjoining land.

Contents & Furniture

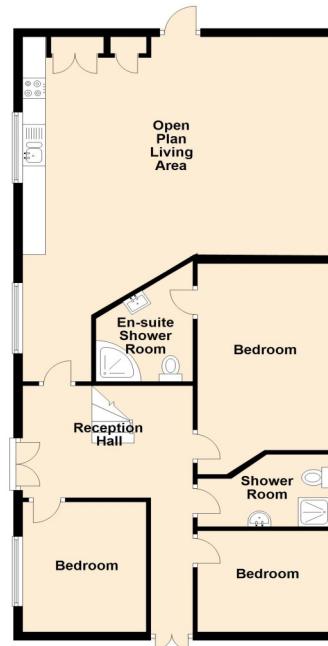
Contents and furniture are available on separate negotiation.

Viewing

Contact us today on 01766 512 666 or email us porthmadog@bobparry.info to arrange your viewing.



Ground Floor



First Floor



EPC's are carried out by a third party and Bob Parry do not warrant their accuracy.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted for any consequential loss arising from the use of this plan. Reproduced under Licence from William Morris Energy Assessments. All rights reserved.
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