

- RETAIL SHOP
- IDEAL POSITION
- EPC: TBC

- 4-BEDROOM FLAT
- IN NEED OF MODERNISATION
- ON STREET PARKING



120A High Street

Porthmadog, LL49 9NW

Offers In The Region Of £195,000



Bob Parry are pleased to offer the rare opportunity to purchase this mid-terraced retail shop and a four bedroom flat located on the High Street of Porthmadog. The retail shop has its own entrance and also a separate entrance to the flat above. Mainly single glazed windows and in need of modernising. EPC TBC



Shop

A double fronted area at present separated into two shopping areas and with laminate flooring.

Shop Kitchen and WC

Matching floor units. Kitchen sink area. Rear door and window. Small W/c area with wash hand basin. uPVC double glazed door to rear yard.

Entrance Hall

Wooden front door. Quarry tiled flooring. Stairs leading to first floor. Rear door to commercial area.

Stairs Leading to First Floor

Stairs leading to second floor. Wooden flooring.

Lounge

Double fronted lounge with single glazed windows. Open fire place. Carpeted.

Kitchen

A range of wall and base units with matching worksurfaces. Stainless steel sink unit. Wooden single glazed wiindow.

Family Bathroom

Shower cubicle with instant shower, wash hand basin and original wooden flooring. Storage cupboard.

WC

Low level WC, partial tiled walls and tiled flooring.

Second Floor Landing

Original wooden flooring

Bedroom One

Single glazed window and fitted wardrobe.

Bedroom Two

Single glazed window.

Bedroom Three

Single glazed window.

Bedroom Four

Single glazed window.

Outside

Enclosed rear yard with gate to private lane.

Directions

From our Porthmadog office, go down the High Street and the property can be found on the right hand side.

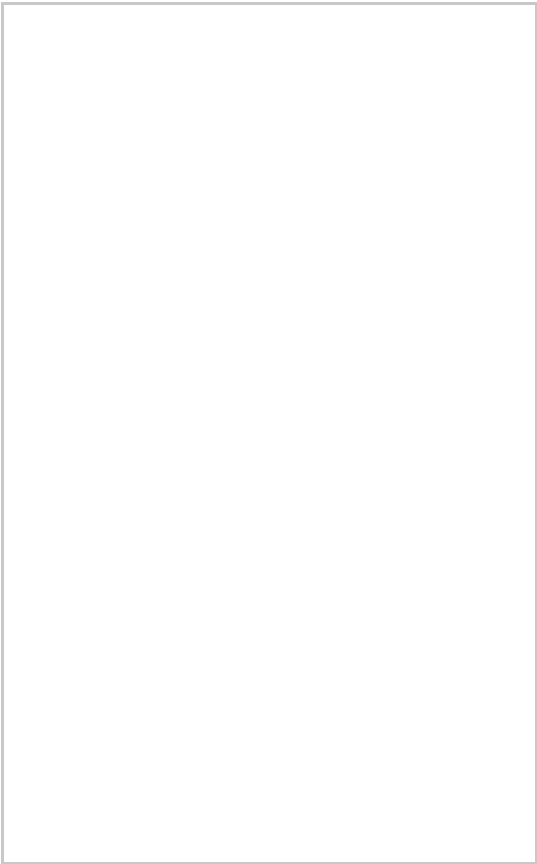
Agent's Note

Rendered stone property under a slate roof.
Council Tax Band B.
All mains services connected but not checked.
Full fibre broadband and mobile phone services available (dependent on supplier and individual contract).

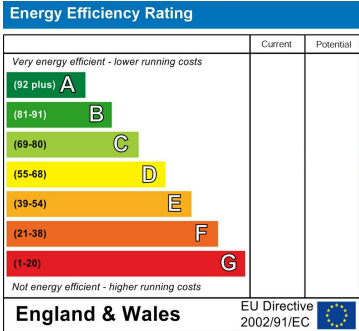
Area Map



Floor Plans



Energy Efficiency Graph



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