

1Ty Nywedd Smith Street, Porthmadog, LL49 9NN

£275,000

Refined Properties Wales working with LL Estates are delighted to be offering this brand-new semi-detached home for sale. Built by a local firm the property is finished to a high standard and provides a surprising amount of space. Spread across the three floor are four bedrooms and two bathrooms.

Entry to the property from the parking area to the front is via a grey composite part glazed front door beyond which is the entrance hall.

This has a laminate wood flooring, stairs leading to the first floor and an under-stair storage cupboard as well as access to the cloakroom. The cloakroom WC is fitted with a large whitewash basin with chrome mixer taps mounted in a grey vanity unit, with grey tile flooring and walls, a grey panel radiator and low-level WC with hidden system.

The main lounge of the property is across the hallway and has a bay window to the front with double glazed windows and is spacious and has plenty of power points and wall mounted TV point.

A wooden glazed door leads to the dining kitchen. The kitchen area is well appointed with a range of base, wall and drawer units with grey shaker facings and a quartz worksurface. There is a peninsula unit creating more storage. The fitted equipment includes a five-ring gas hob with an electric oven below and a matching extractor hood above, there is an integrated slimline dishwasher.

The dining area is spacious and has TV points as well as plenty of sockets and enjoys a bay window which looks into the rear garden.

The kitchen area provides a composite glazed door to the rear garden.

Stepping up to the landing on the first floor, this provides access to the master bedroom which has rear facing window with grey panel radiator, fitted bedside lighting, plenty of space for wardrobes and then stepping through to its ensuite which has a large white wash basin with chrome mixer taps mounted in a grey vanity unit, a lit mirror, low level WC, stylish grey radiator and a step in shower cubicle with a large showerhead.

A further double bedroom is on this floor with a similar level of fitting to the master and also on the first floor is the main family bathroom.

This is well appointed with matching marble effect tiles to the floor and walls, a wall mounted wash basin with chrome mixer taps, a low-level WC with hidden system and a bath tub with waterfall bath taps. A step-in shower cubicle with waterfall head, a chrome towel radiator.

Stepping further up onto the second floor is a small landing which provides access to the storage room.

A further single bedroom is also found with velux double glazed window, and a further double bedroom again equipped as with the other bedrooms.

To the front of the property there is parking for at least two motor vehicles and the rear garden is enclosed with patio and lawn areas. Gated access is via the side of the property.

Dimensions

Ground Floor

Entrance Hall

Lounge 4.565m x 3.540m

Dining Kitchen 5.994m x 3.726m

Cloakroom WC

First Floor

Landing

Bedroom 5.002m x 2.889m

En-Suite 2.861m x 1.762m

Bedroom 3.723m x 2.504m

Bathroom 3.186m x 1.680m

Second Floor

Landing

Store 2.680m x 2.098m

Bedroom 4.764m x 3.209m

Bedroom 2.675m x 2.505m

Location

Porthmadog is a bustling harbour town located in Gwynedd, Wales. It sits on the Glaslyn Estuary and is rich in history, culture, and natural beauty. The town was originally a slate port, serving as a vital link in the region's slate industry during the 19th century.

One of the most iconic features of Porthmadog is the Ffestiniog Railway, a historic narrow-gauge heritage railway that runs from the town to the slate-quarrying town of Blaenau Ffestiniog. This railway is a significant tourist attraction, offering stunning views of the surrounding landscape and providing a unique glimpse into the area's industrial past.

The town's charming harbour is another focal point, lined with shops, restaurants, and cafes. Visitors can take leisurely strolls along the harbour, enjoying views of moored boats and the picturesque waterfront. The maritime atmosphere is palpable, and the town's seafaring heritage is still very much alive. The harbour provides access out into Cardigan Bay for those more nautically inclined. The Bay is a magnet for a variety of water sport activities.

Porthmadog is also a gateway to some of North Wales' most stunning natural landscapes. Eryri (Snowdonia National Park), known for its rugged mountains, pristine lakes, and diverse wildlife, is just a short distance away. Outdoor enthusiasts can explore the park's hiking trails, go mountain biking, or partake in water-based activities in the nearby lakes and rivers.

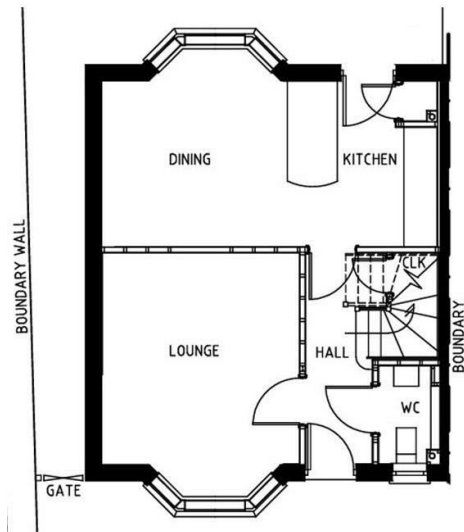
For those interested in history and culture,

Porthmadog offers a rich tapestry of heritage sites and attractions. The town is home to several historic buildings, including beautiful old homes and churches that speak to its past. The surrounding area also boasts ancient castles, such as Harlech Castle, which is a UNESCO World Heritage site.

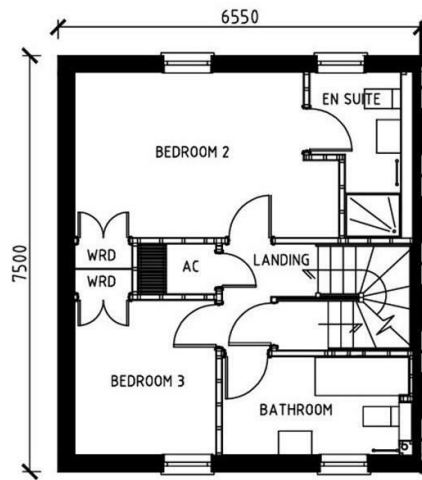
In addition to its historic and natural attractions, Porthmadog hosts a variety of events and festivals throughout the year. From food festivals to music events, there's always something happening in the town, providing opportunities for locals and tourists to come together and celebrate.

All in all, Porthmadog is a destination that offers a perfect blend of history, natural beauty, and Welsh charm. Whether visitors are seeking outdoor adventures, cultural experiences, or simply a relaxing getaway, the town and its surroundings cater to a wide range of interests and provide a warm welcome to all who come to explore its treasures.

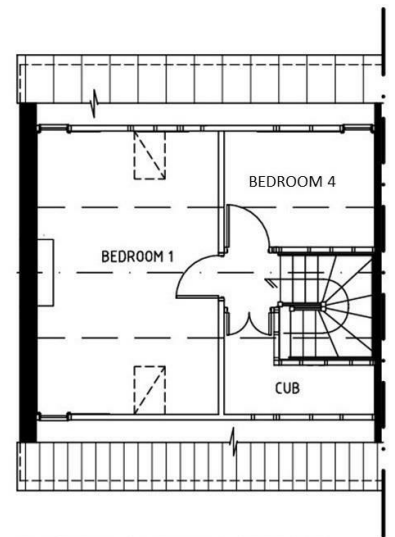
Floor Plan



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

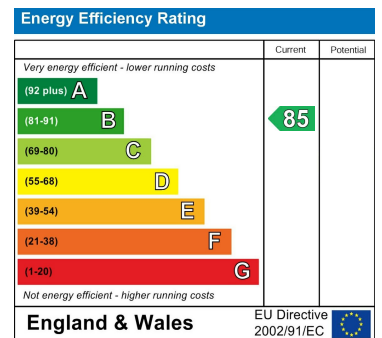


SECOND FLOOR LAYOUT

Area Map



Energy Efficiency Graph



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