

Material Property Information

**Tyn Y Dref,
Morfa Bychan Road,
Porthmadog, UK, LL49
9UT**

MARKETED BY

**Fine & Country North
Wales**

2, Trinity Square, Llandudno,
Wales, Wales, LL30 2PY

Tel: -



Part A Material Information

Property Information

Address Line 1	Tyndref	Asking Price	-
Address Line 2	Morfa Bychan Road	Price Type	-
Address Line 3	-	Council Tax Band	F
Town/City	Gwynedd	Council tax annual charge	£ 2,870
Postcode	LL49 9UT	Local authority	Gwynedd
UPRN	10024258622		

Tenure Information

Tenure
Freehold

General Notes

-

Part B Material Information

Physical characteristics of property

Property Type	Detached
Bedrooms	4
Bathrooms	-
Outdoor space	-
Floor area	155
Roof description	-
Windows description	-
Glazed area	-
Glazed type	-
Walls description	-
Is the property built in a standard form of construction?	-

Utilities

Mains Electricity	-
Solar Panels	-
Does the property have any other sources of electricity?	-
Mains Gas	-
Heating Supply	-
Heating description	-
What other heating features does the property have?	-
Mains water supply	-
Hot water description	-
Mains sewerage	-
Additional information	-

Broadband Type / Speeds

Broadband type

Parking

Parking arrangements	-
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General Notes

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Part C Material Information

Additional Property Information

Floors / Stories	-	Flood risk	-
Year built	-	Conservation area	Not known

Building Safety

Are there any known defects/hazards?

-

Restrictions and rights

Is the property listed?

-

Are you aware of any local planning?

-

Are there restrictive covenants?

-

Does the property have any communal areas?

-

Are there any easements or wayleaves?

-

Is there a public right of way?

-

Is there restriction on permitted development?

-

Are there tree preservation orders?

-

Flood and Coastal Erosion Risk

Is the property at risk of flooding?

-

Has any part of the property ever been flooded?

-

Is the property at risk of coastal erosion?

-

Coalfield or Mining Area

Is the property impacted by coal mining?

-

Is the property impacted by types of mining other than coal?

-

Accessibility

Are there any adaptations or features that provide easier access to or within the property?

-

Is there disabled parking?

-

Energy Performance Certificates

Morfa Bychan Road MORFA BYCHAN ROAD LL49 9UT PORTHMADOG		Energy rating D	
Valid until 26/06/2033	Certificate number 636- deeede7d335f970c2b2ff5fcc908fb92733		
Property Type	Detached		
Total floor area	155 square metres		

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		◀ 85 B
69-80	C		
55-68	D	◀ 58 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Extension	-	Main heating	-
Flat story	-	Main gas	-
Flat top story	-	Habitable rooms	-
Floor height	-	Heated rooms	-
Floor level	-	Roof	-
Glazed area	-	Wall	-
Glazed type	-	Wind turbine	-
Hot water	-	Window	-
Main fuel	-		

General Notes

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Local area information - Nearby schools

Ysgol Gynradd Borth-Y-Gest

School type	Nursery / Primary
Office for Standards in Education	Other
Distance	0.6 miles

Ysgol Eifion Wyn

School type	Nursery / Primary
Office for Standards in Education	Other
Distance	1 miles

Ysgol Y Gorlan

School type	Nursery / Primary
Office for Standards in Education	Other
Distance	1.5 miles

Ysgol Gynradd Borth-Y-Gest

School type	Nursery / Primary
Office for Standards in Education	Other
Distance	0.6 miles

Ysgol Eifion Wyn

School type	Nursery / Primary
Office for Standards in Education	Other
Distance	1 miles

Ysgol Y Gorlan

School type	Nursery / Primary
Office for Standards in Education	Other
Distance	1.5 miles

Ysgol Eifionydd

School type	Secondary
Office for Standards in Education	Other
Distance	1.3 miles

Ysgol Hafod Lon

School type	Post-16 / Special
Office for Standards in Education	Other
Distance	3 miles

Local area information - Nearby transport

Bus stop/station

Name	Capel Siloam, Ffordd Morfa Bychan
Distance	0.4 miles
Longitude	-4.1566
Latitude	52.9138

Name	Post Office, Ffordd Morfa Bychan
Distance	0.5 miles
Longitude	-4.1629
Latitude	52.9142

National rail station

Name	Porthmadog Rail Station
Distance	1.1 miles
Longitude	-4.1351
Latitude	52.9310

Name	Porthmadog Harbour Ffestiniog Railway Station
Distance	1.1 miles
Longitude	-4.1267
Latitude	52.9244

Planning Applications

On-site Planning Applications

No planning application found

It appears there are no records of planning applications for this property.

Nearby Planning Applications

No planning application found

It appears there are no records of planning applications for this property.