



Seagull Shack 2 Fford Morfa Bychan, Porthmadog, LL49 9UY
£500,000

The best of both worlds, in fact let's say the best of many worlds! Here is a wonderful opportunity to buy a brand new, thoroughly modern, detached residence which sits quite literally a stone's throw across from the golf course and is no more than 10 minutes' walk from Black Rock Sands and that beautiful coastline.

The best of both worlds, in fact let's say the best of many worlds! Here is a wonderful opportunity to buy a brand new, thoroughly modern, detached residence which sits quite literally a stone's throw across from the golf course and is no more than 10 minutes' walk from Black Rock Sands and that beautiful coastline.

The property has been designed to incorporate all of the latest modern features and is laid out over two floors with the ability to future proof with a ground floor bedroom and bathroom. Very often a property like this has to sacrifice some living space for a ground floor bedroom, not this one, there is still no shortage of living space. This is then coupled with three bedrooms and a further bathroom on the first floor, a particular feature being that one of the bedrooms has a balcony so you can step out to the front and look into the golf course and another bedroom also enjoys a Juliet balcony to the front.

Particular features worthy of mention are the fact that the property benefits from under floor heating and has of course a very modern and stylish breakfast kitchen and the bathrooms are exceptional in their presentation and finish.

Property enjoys off road parking to the front and wraps around the remaining three sides.

Entry to the property is via a composite front door which is approached from a covered porch, and this leads you into a spacious entrance hall which is central and its layout providing access to the rooms to either side. An oak and glass staircase leads to the first floor and presents a pleasant feature in the hallway.

Either side of the hallway has reception rooms with one having full height double glazed windows and as already mentioned the under-floor heating. Both of these rooms are spacious and could provide very easily for a lounge and dining room if that's your preferred layout.

Moving towards the rear of the property the hallway opens into the spacious breakfast kitchen. The kitchen area has a very well-appointed array of base, wall and drawer units with shaker style light grey doors and a quartz work surface with waterfall edge from the breakfast bar. The hob has a quartz splashback, and all of the work surfaces are trimmed with quartz edging. Underneath the units is plinth lighting.

The kitchen is equipped with a high-level pair of electric ovens one of which will be a combination. The induction hob has an equal size extractor hood above, there is an integrated dishwasher and an integrated washing machine as well of course as a fridge freezer. The recessed sink and mixer taps are in a brushed brass effect. Ample light floods the room from both a window and patio doors to the rear.

Also to the rear of the property is a room that could very easily be used as a substantial double bedroom with a large window.

The ground floor bathroom is stunning in its appearance, a predominant feature being the use of brushed brass trimmings. The large wash basin is set in a white vanity unit with double draws and above this is a lit mirror. The bath is a freestanding soak variety with a set of mixer taps and shower attachment, the low-level WC has a hidden cistern and then the room is finished with a step-in shower cubicle. The bathroom has tile flooring and tile walls along with ceiling downlighters, there is a brushed brass towel radiator.

Moving up to the first floor, the landing provides access to all of the first-floor rooms, and this includes a large through bedroom with Juliet balcony to the front and velux windows to the side and rear, grey panel radiators. One of the remaining double bedrooms on the first floor has a balcony to the front of the property with a glazed balustrade and enjoys views into the golf course. The last bedroom is to the rear and still double in its proportions. The first floor has a well-appointed bathroom in a similar style to the one on the ground floor with large wash basin set in a vanity unit, WC with a hidden cistern. freestanding bath with stunning attachments and a step-in shower cubicle, brush brass towel radiator.

Dimensions

Hall

Lounge 4.608m x 4.568m

Dining Room 5.774m x 3.031m

Breakfast Kitchen 5.549m x 3.177m

Bedroom 4.605m x 3.538m

Bathroom 3.141m x 2.230m

Landing

Bedroom 5.824m x 3.277m

Bedroom 5.219m x 4.580m

Bedroom 4.599m x 4.781m

Bathroom 2.947m x 2.503m

Location

Morfa Bychan is a picturesque coastal village located in Gwynedd, North Wales, near the popular resort town of Porthmadog. Known for its stunning sandy beach and its proximity to the scenic landscape of Eryri (Snowdonia National Park), Morfa Bychan offers visitors a tranquil and idyllic retreat with a range of outdoor activities and natural attractions.

The village is situated along the Llyn Peninsula, a region renowned for its rugged coastline, charming villages, and vibrant Welsh culture. Morfa Bychan itself is cherished for its expansive sandy beach, known as Black Rock Sands, which stretches for miles along the coastline. This beach is not only a haven for sunbathers and swimmers but also provides ample space for activities such as kite flying, beachcombing, and leisurely strolls against the backdrop of the

sparkling sea and the distant peaks of Snowdonia.

In addition to its natural beauty, Morfa Bychan is a gateway to outdoor adventures, with opportunities for water sports, coastal walks, and birdwatching. The nearby Glaslyn Estuary, a haven for birdlife, provides a serene setting for nature enthusiasts to observe various species in their natural habitat, including migratory birds and resident species.

For those seeking a bit of local charm and culture, the surrounding area offers numerous points of interest, including historic landmarks, ancient ruins, and traditional Welsh pubs where visitors can savour authentic cuisine and immerse themselves in the warm hospitality of the region.

Near Morfa Bychan, visitors can explore enchanting woodlands, serene lakes, and cascading waterfalls within the Eryri. The park, known for its diverse landscapes and outdoor activities, is a paradise for hikers, mountain bikers, and nature lovers, offering a chance to discover the natural wonders of North Wales.

Morfa Bychan's tranquil atmosphere, scenic beauty, and proximity to both the coast and the mountains make it an ideal destination for those seeking a peaceful seaside escape with easy access to a wealth of outdoor pursuits and natural splendour. Whether enjoying the simple pleasures of a day at the beach, exploring the region's cultural heritage, or delving into the wilderness of Eryri (Snowdonia), Morfa Bychan invites visitors to unwind and embrace the harmonious blend of coastal charm and natural grandeur that defines this alluring corner of Wales.

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.

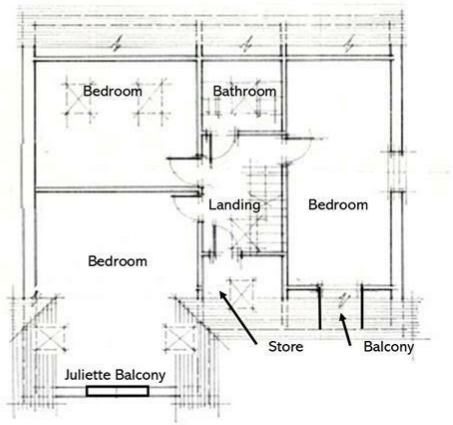
For those interested in history and culture, Porthmadog offers a rich tapestry of heritage sites and attractions. The town is home to several historic buildings, including beautiful old homes and churches that speak to its past. The surrounding area also boasts ancient castles, such as Harlech Castle, 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.

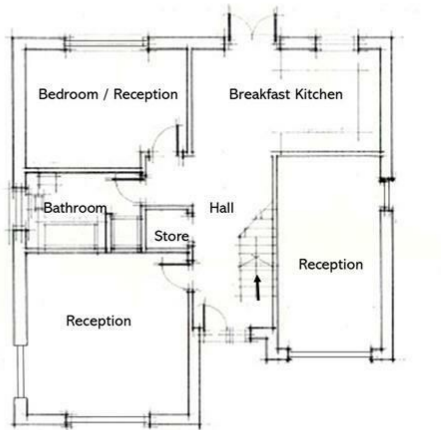
All in all, Porthmadog is a destination that offers a perfect blend of history, natural beauty, and Welsh charm. Whether visitors are seeking outdoor adventures, cultural experiences, or simply a relaxing getaway, the town and its surroundings cater to a wide range of interests and provide a warm welcome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

Floor Plan

First Floor



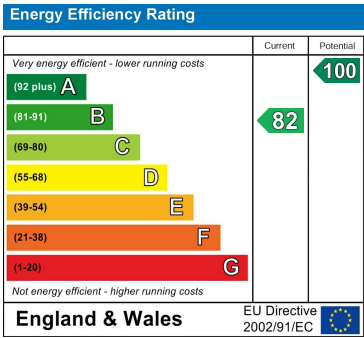
Ground Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.