



Tom Parry

Morianfa, Porthmadog, LL49 9YD

£450,000

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Tom Parry & Co are delighted to offer for sale, something of a rarity in the popular seaside village of Morfa Bychan - a substantial size property with a large garden! Morianfa offers two reception rooms, a kitchen, utility, bedroom and separate shower room to the ground floor and three bedrooms and a bathroom to the first floor. The property also has the benefit of an externally accessed sun room to the side of the property to enjoy the garden views.

Whilst some modernisation would be required, Morianfa provides well proportioned rooms, perfect for family living. The outside space is however what sets it apart. There is a large garden at the rear with gated access leading to a slate shingle driveway and a large garden with timber storage shed and summer house. There is gated access to the gardens and the front of the property.

Early viewing of this property is recommended.

Ref: P1364

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

with decorative tessellated tiles; under-stairs storage; door to front and rear

Living Room

with wood burning stove; laminate flooring; radiator

Sitting Room

with electric fire set in decorative surround; laminate flooring; radiator

Utility

with quarry tiled floor; low level WC; base units with work top over; space and plumbing for washing machine and tumble dryer

Kitchen

with range of wall and base units; stainless steel sink unit with double drainer; wall mounted 'Worcester' boiler; radiator; space for free standing gas oven; quarry tiled floor; radiator

Bedroom 4

with fireplace (blocked off) with electric log burner effect fire; radiator; carpet flooring

Outside Hall

with door to front

Shower Room

with shower cubicle; pedestal wash hand basin; low level WC; tiled floor; part tiled walls

NOTE There is a separate access to Bedroom 4, Outside Hall and Shower Room so this section could easily form an 'Annex'

Sun Room (externally accessed)

with exposed stone walls; flagstone flooring; perimeter windows

FIRST FLOOR

Landing

with tall window overlooking rear garden; loft access

Bedroom 1

with original cast iron fireplace; carpet flooring; radiator

Bedroom 2

with carpet flooring; radiator

Bedroom 3

with carpet flooring; radiator

Bathroom

with panelled bath with shower over; pedestal wash hand basin; radiator; tiled walls

Separate WC

with low level WC

EXTERNALLY

The property can be accessed at the front via a cast iron gate which leads to a pathway to the front door. There are open gardens with a patio at the front and a range of mature fruit and other trees.

At the rear there is a large garden with "farm style" gate leading to a slate shingle drive surrounded by lawned gardens. There is a timber summer house and garden shed to the rear garden.

SERVICES

Mains Electricity and Water; LPG Tank; Mains Drainage (though original septic tank still in situ).

MATERIAL INFORMATION

Tenure: Freehold
Gwynedd Council Tax Band 'F'







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		31 F
1-20	G		

