



Tom Parry

**Aber, Porthmadog, LL49 9YD
Offers in the region of £379,950**

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Tom Parry & Co are delighted to offer for sale this detached three bedroomed property located in the much sought after seaside village of Morfa Bychan. Something of a rarity on this side of the house, "Aber" is a two storey house rather than a bungalow, and it enjoys enviable views across the golf course towards Moel Y Gest from the rear.

Internally, the property would benefit from some modernisation but offers a blank canvas for a stunning family home. There are three reception rooms including Living Room, Sitting Room & Dining Room, Kitchen, Conservatory and Shower Room to the ground floor and three good sized bedrooms and a bathroom to the first floor. The second bedroom opens up on to a balcony - perfect for enjoying the views!

Externally there is a private drive to the front, leading to an integral garage; with a lawned garden bordered with mature shrubs. At the rear there is a good size garden overlooking the golf course, with a greenhouse and a decorative pond.

Our Ref: P1415

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Porch

with tiled wall and floor

Inner Hallway

with carpet

Sitting Room

with carpet and radiator

Dining Room

with dual aspect windows, two radiators; carpet; built in storage and generous under stairs cupboard. Leading to:

Kitchen

with a range of built in wall and base units; space for free standing electric oven; integrated dishwasher; stainless steel sink and drainer; space and plumbing for washing machine and view over garden and golf course at rear

Back Porch

with door to garden; floor mounted "Cameray" oil fired boiler; cloak hooks

Shower Room

with low level WC; shower cubicle; pedestal wash basin; tiled floor and radiator

Living Room

with dual aspect windows; door to Conservatory; built in electric fire; carpet and radiator

Conservatory

with stunning views over garden and golf course; door to garden and door to integral garage

FIRST FLOOR

Landing

with borrowed light from roof space

Bedroom 1

with built in "Jack & Jill" style built in wardrobe, shared with bedroom 3; dual aspect windows; carpet and radiator

Bedroom 2

with sliding patio doors onto balcony with stunning views over Golf Course and towards Moel Y Gest; built in cupboard; carpet and radiator

Bedroom 3

with "Jack & Jill" style built in wardrobe shared with bedroom 1; carpet; radiator and loft access

Bathroom

with bath with shower over; low level WC; pedestal wash basin; towel rails; radiator and built in airing cupboard

EXTERNALLY

The property is accessed via a private driveway which leads to the front of an integral garage (3.465m x 6.350m) with and up and over door and light and power connection.

There is a lawned garden to the front, bordered with mature shrubs and plants.

At the rear there is large garden laid to lawn with a mature shrub border; decorative pond and greenhouse. The garden enjoys beautiful views to the rear.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band E





Tom Parry

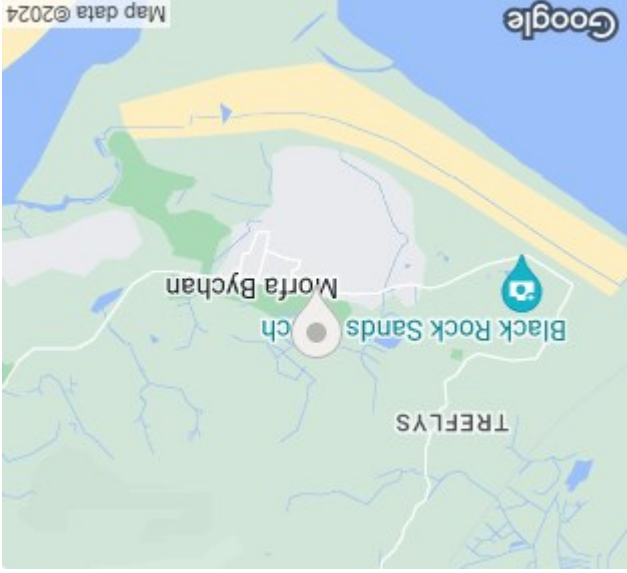
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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary 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 license from William Horne Energy Assessments. All rights reserved. Plan produced using Planip.