



Tom Parry

Dwylan, Porthmadog, LL49 9TW

£425,000

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Tom Parry & Co are delighted to offer for sale this beautifully presented four bedroomed property located a short walk from the much sought after seaside village of Borth Y Gest.

"Dwylan" has been a much loved family home for many years and offers spacious living accommodation across ground and first floor, including living room, dining room, newly fitted kitchen and bedroom to the ground floor and three good size bedrooms a newly refurbished bathroom to the first floor. The property has been tastefully decorated in neutral colours and has the benefit of having been completely rewired and having undergone some refurbishment works.

This property could make a fantastic family home, just a stones throw from the beautiful Borth Y Gest bay and a short drive from the larger harbour town of Porthmadog. Early viewing is recommended.

Our Ref: P1430

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hall

with wood block flooring

WC

with low level WC and pedestal wash basin

Bedroom 4

with views over front garden; carpet & radiator

Dining Room

with dual aspect windows; wood block flooring and radiator

Living Room

with large picture window and 'French' doors onto patio; open fire set in dressed stone surround with slate mantle & hearth; wood block flooring and radiator

Kitchen

with a range of new modern fitted wall and base units with worktop over; 1.5 bowl sink and drainer; integrated dishwasher; integrated fridge freezer; electric oven and hob with extractor over; built in larder cupboard and door to:

Rear Porch

with side door

Utility

with plumbing for washing machine

Integral Garage

with double doors to front; window to side and wall mounted Worcester boiler (circa 4 years old)

FIRST FLOOR

Landing

with loft access and built in storage cupboard

Bedroom 1

with views over rear garden; carpet and radiator

Bedroom 2

with views over rear garden; carpet and radiator

Bedroom 3

with built in wardrobes; carpet and radiator

Bathroom

with newly fitted suite including wash basin and low level WC set in vanity unit with concealed cistern; panelled bath; corner shower and heated towel rail

EXTERNALLY

The property is accessed via a private gated driveway with parking to the front and garden laid to lawn either side.

At the rear there is a patio that is partially covered at the rear, leading to a sloping lawned garden.

SERVICES

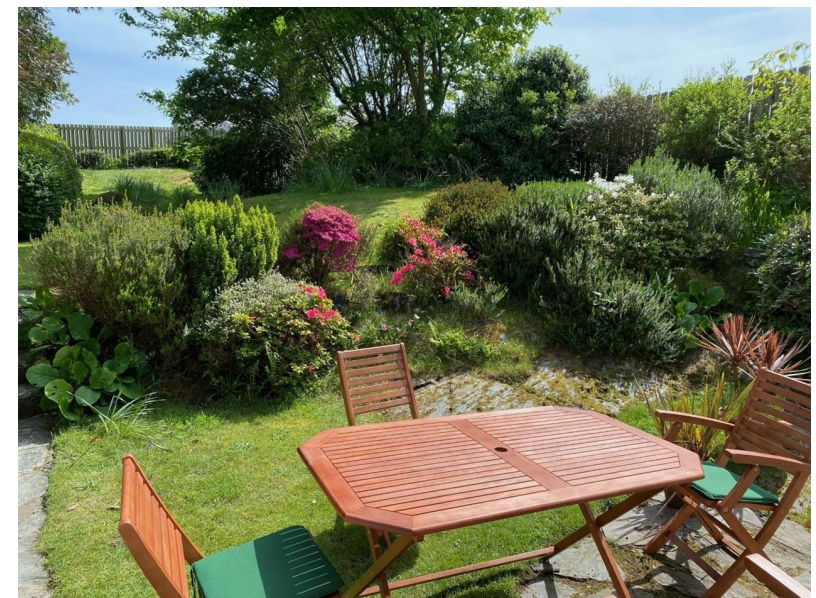
All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band F

Please note there is a planning application approved to the rear of the property ref: C22/0627/44/AC can be found on Gwynedd Council website under planning.





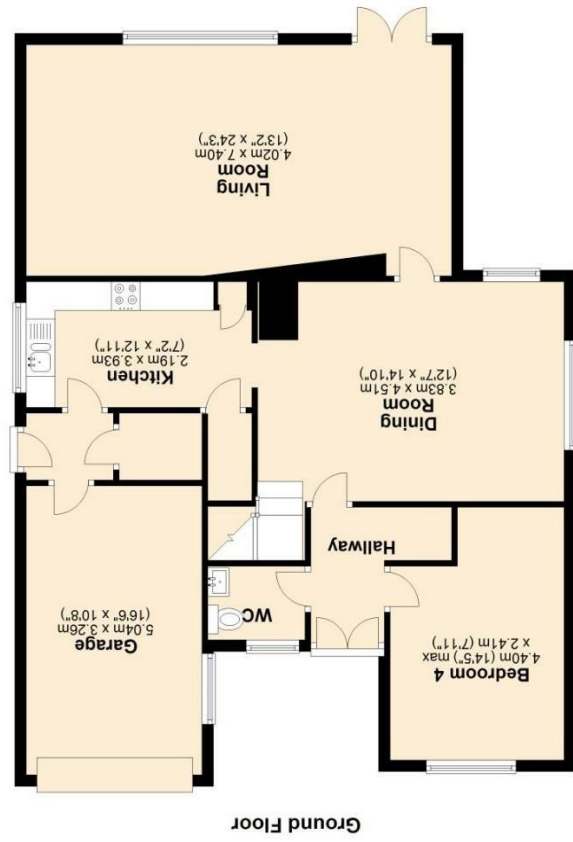
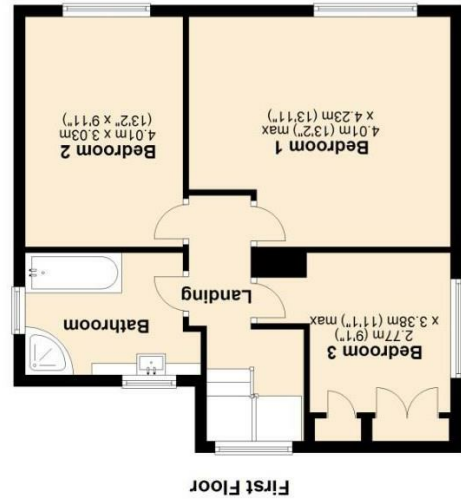
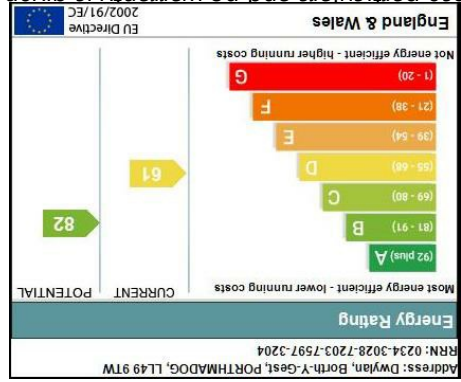
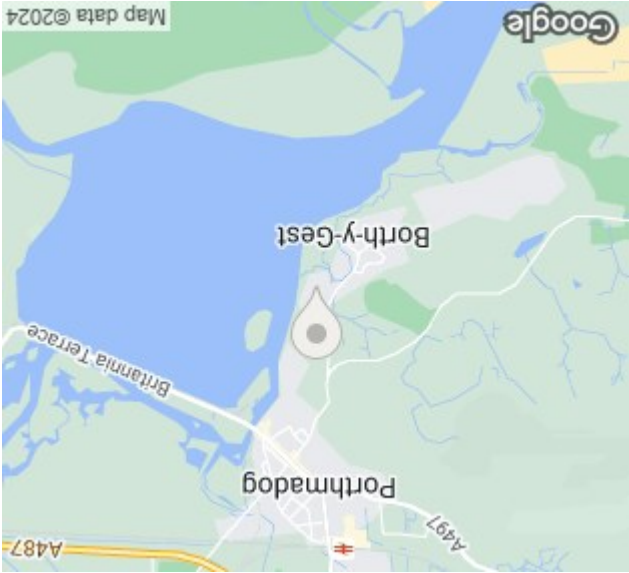
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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.



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 size. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under license from William Morris Energy Assessments. All rights reserved.
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