



Tom Parry

Gorwel, Porthmadog, LL49 9YD

£225,000

Gorwel , Porthmadog, LL49 9YD

Tom Parry & Co are delighted to offer for sale this three bedroomed detached bungalow located on a popular residential street in the seaside village of Morfa Bychan.

The property is of non-traditional construction comprising concrete gables and timber framed walls to the front and rear. 'Gorwel' offers generous sized living accommodation across the single storey and a large private rear garden with well established plants, trees and shrubbery.

Viewing is recommended to appreciate the location, just a short walk from the sandy beach and the local shop.

Ref: P1442

ACCOMMODATION

All measurements are approximate.

GROUND FLOOR

Porch

with glazed frontage and tiled floor

Entrance Hall

with two built-in storage cupboards; panelled walls; carpet flooring; radiator; loft access

Lounge/Diner (L-Shaped)

with gas fire set in marble hearth; large picture window to front; door to side; 'French' doors opening to garden; carpet flooring; panelled walls; radiator

Kitchen

with a range of fitted wall and base units; built-in electric oven; gas hob with extractor over; 1.5 bowl sink and drainer unit; space and plumbing for dishwasher; space and plumbing for washing machine

Utility Room

with floor mounted 'Worcester' boiler; radiator; window and door to front

Study

with carpet flooring; built-in cupboard; radiator; door to garden

Bedroom 1

with built-in wardrobe; panelled walls; carpet flooring; radiator; window overlooking garden

Bedroom 2

with panelled walls; carpet flooring; radiator and wash basin

Bedroom 3

with built-in cupboard; panelled walls; carpet flooring

Shower Room

with shower cubicle; low level WC; pedestal wash hand basin; heated towel rail; tiled walls; carpet flooring

EXTERNALLY

The property is accessed via a double drive way at front with gravelled patio area between.

There is a large private garden at rear with patio area, lawns with mature trees, shrubs, plants and a greenhouse

SERVICES

Mains Water and Electricity. Oil fired central heater. LPG serving fire and hob.

MATERIAL INFORMATION

Tenure: Freehold
Gwynedd Council Tax Band ' C'

Construction: The property is of non-traditional construction, being of concrete gables with timber frame in between. It is more difficult to obtain a mortgage on properties of non-traditional construction, though not impossible. Further enquiries will need to be made by the eventual purchaser.





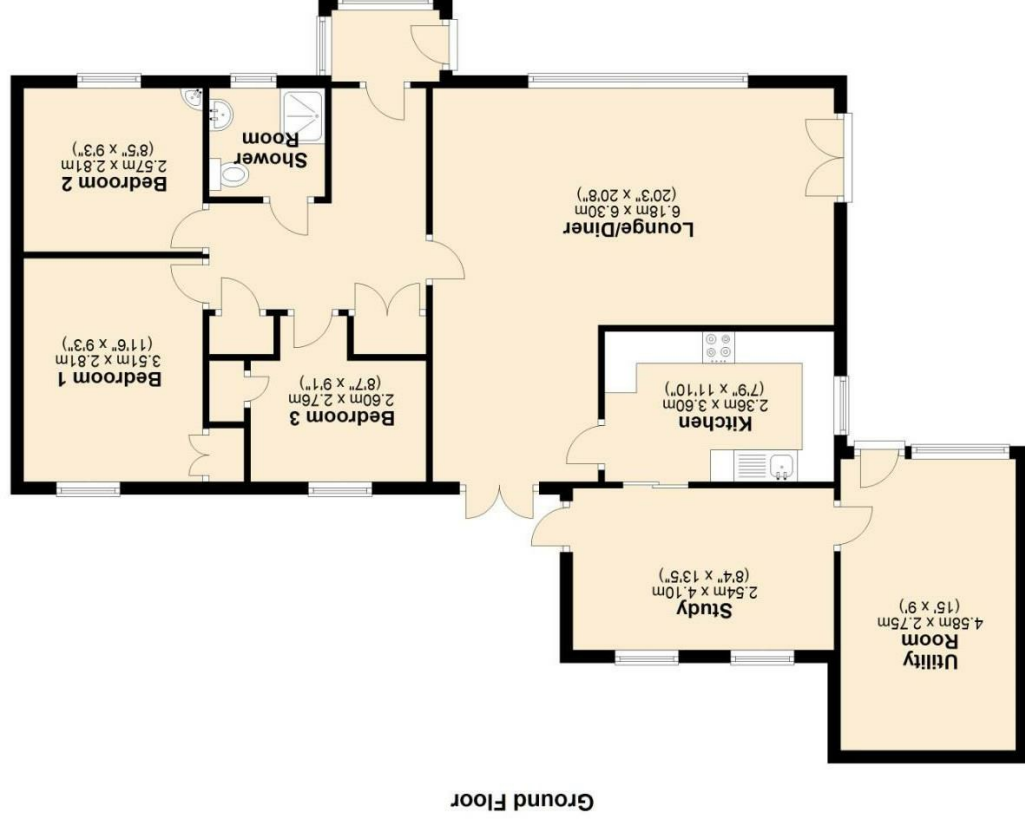


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working ability.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	40 E	
21-38	F		
1-20	G		

