



# Tom Parry

Gwydryn, Beach Road, Morfa Bychan, LL49 9YA

£425,000



## Gwydryn Beach Road, Morfa Bychan, LL49 9YA

Tom Parry & Co are delighted to offer for sale this substantial semi detached property on a much sought after residential street in the seaside village of Morfa Bychan. This much loved home was built by the Grandfather of the vendor, this property has never been on the market before and holds many happy memories! It is ready to be loved by a new generation!

'Gwdyryn' offers two reception rooms, kitchen, utility and garden room to the ground floor and five bedrooms, a bathroom and separate WC to the first floor. It is set within generous grounds with a garden to the front and a large garden with detached garage and workshop at the rear. The real icing on the cake to this property is the land at the rear, which has separate access and potential for residential development, subject to obtaining the necessary statutory consents.

This property offers great potential for a fantastic sized family home as well as development potential. Early viewing is recommended.

**Our Ref: P1487**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

a spacious hallway with feature curved walls; generous area beneath the stairs for cloak storage; carpet and night storage heater

#### Dining Room

with bay window to the front overlooking the front garden and electric fire set in tiled surround

#### Living Room

with dual aspect windows at the front and rear; electric fire set in tiled surround; built in book cases; carpet and night storage heater

#### Kitchen/Breakfast Room

with a range of fitted wall and base units; oil fired 'Rayburn'; window to the rear; built in bench seating; stainless steel sink and drainer; space for electric cooker

#### Utility

with large amount of built in storage; space and plumbing for washing machine; stainless steel sink and drainer; door to garden room

#### Garden Room

with built in storage; timber framed glazed walls and ceiling and doors to gardens

### FIRST FLOOR

#### Gallery Landing

with access to roof space and night storage heater

#### Bedroom 1

with built in cupboards; wash hand basin set in vanity unit; carpet and night storage heater

#### Bedroom 2

with built in eaves storage; wash hand basin and carpet

#### Bedroom 3

with built in eaves storage; built in wardrobe and carpet

#### Bedroom 4

with carpet

#### Bedroom 5

#### Bathroom

with coloured suite including panelled bath with shower over; wash hand basin set in vanity unit; built in airing cupboard and heated towel rail

#### Separate WC

with low level WC

### EXTERNALLY

The property is accessed via a private driveway to the front, which has parking for a number of cars to the front and side, up to the front of the detached garage. There is a private lawned garden to the front of the house.

At the rear, there is a long back garden including a large workshop (4.4 x 8.9m), decorative pond and a number of mature trees and shrubs.

At the rear of the garden there is a large plot of land - measuring approximately 21 m x 45m that has its own separate access off Y Ffridd and is ripe for development, subject to the necessary statutory consents. It currently has a static caravan on the land, for which planning was granted many years ago.

### SERVICES

Mains water, electricity and drainage

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C





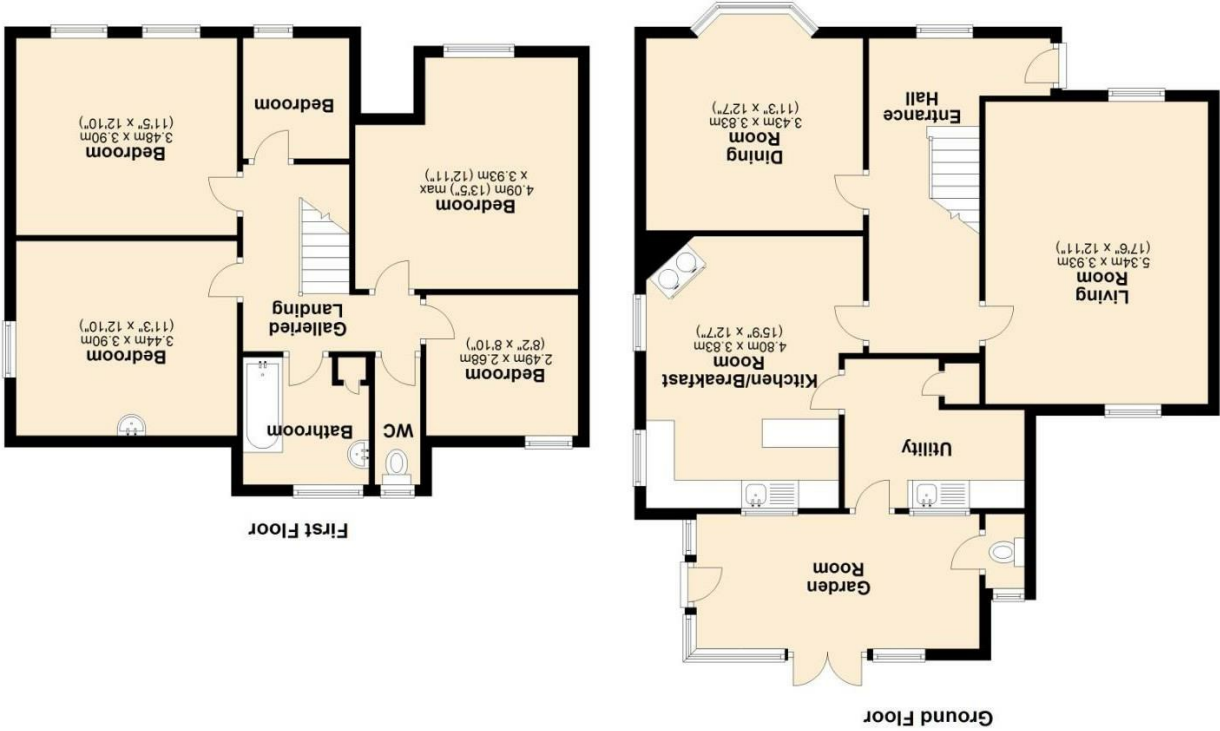






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		24 F	80 C