



Tom Parry

14, Y Ffridd, Morfa Bychan, LL49 9YR

£285,000

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Tom Parry & Co are delighted to offer for sale this stunning bungalow, located in a quiet cul-de-sac in the popular residential area of 'Y Ffridd' in Morfa Bychan. This delightful property boasts two reception rooms, two cosy bedrooms, and a modern bathroom - all finished to a very high standard.

Step inside to discover a beautifully presented interior, featuring a new kitchen and bathroom that offer both style and functionality. The sustainable services ensure that you can enjoy modern comforts while being environmentally conscious.

Outside, the well-maintained gardens at the front and rear of the property provide a peaceful retreat where you can relax and unwind. Whether you're enjoying a morning coffee or hosting a summer barbecue, the outdoor space offers endless possibilities.

Don't miss the opportunity to make this lovely bungalow your new home. With its prime location and impeccable condition, this property is sure to capture your heart. Early viewing is recommended.

Ref: P1500

Accommodation

All measurements are approximate.

GROUND FLOOR

Entrance Porch

with decorative tessellated floor tiles and cloak electric cupboard

Hallway

with tiled flooring; feature panel radiator; access to newly insulated loft space with drop down ladder

Living Room

with large picture window overlooking the front garden; featured decorated wall; two radiators and carpets

Kitchen

with range of modern wall and base units; integrated oven and microwave; integrated induction hob and extractor fan over; 1½ stainless steel sink with drainer; granite worktops; integrated fridge freezer; integrated dishwasher; integrated wine fridge; radiator and breakfast bar

Dining Room

with travertine flooring; with 'French' doors to garden; modern tall radiator and dual aspect windows

Bedroom 1

with picture window over front garden; fitted wardrobes; carpet and radiator

Bedroom 2

with built in airing cupboard housing air source heat pump equipment; views over the garden; carpets and radiator

Bathroom

with large shower cubicle; tiled flooring; wash basin set in vanity; low level WC; heated towel rail and airing cupboard.

EXTERNALLY

The property is accessed via a private driveway to the front, with parking for one car. The driveway leads to gated access with a further parking area behind and a detached garage with light and power connected, and also the benefit of a WC and plumbing for a washing machine.

There is a fenced decorative garden laid to gravel with decorative mature shrubs to the front of the house. At the rear, the low maintenance garden has been laid with artificial grass, making a delightful garden area with none of the hassle of lawn mowing or weeding! There is a detached brickwork shed at the rear of the garden.

SERVICES

The property has mains electricity, but has also been recently fitted with photovoltaic panels to the roof, keeping the electrical running costs of the house to a minimum - some months in profit!

The heating is provided via an air source heat pump. Water and drainage are mains supplied.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D







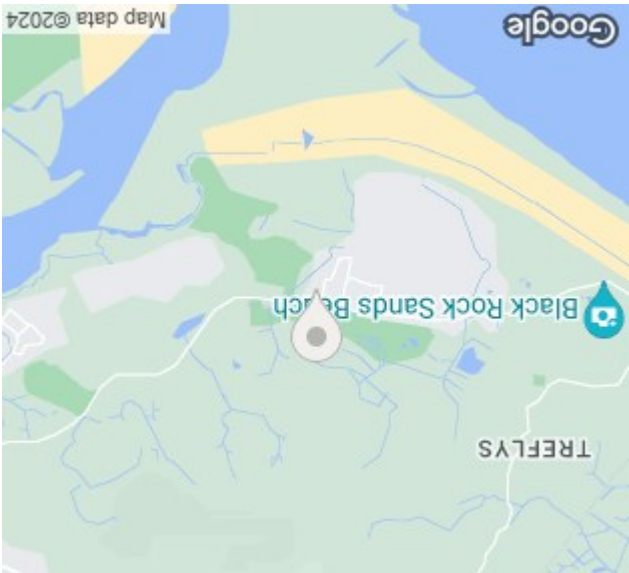
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working ability.

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

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

| Current | Potential |
|---------|-----------|
| 92 A | 100 A |



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 licence from William Morris Energy Assessments. All rights reserved.

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