



**Tom Parry**

4, Beach Road, Morfa Bychan, LL49 9YA

**£395,000**



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

Tom Parry & Co are delighted to offer for sale this spacious detached house located on the popular Beach Road in the charming village of Morfa Bychan. This property boasts generous living space with two reception rooms, four bedrooms and ancillary space, perfect for a growing family or those who love to entertain.

The property includes a large conservatory, ideal for enjoying the beautiful views of the private garden all year round. Built in 1988, this house exudes character and charm while offering modern amenities for comfortable living. The large driveway and integral garage provide convenient parking options for you and your guests.

The property is sold with the benefit of a live planning permission for the demolition of the conservatory and for extending the ground floor at the rear to have a fantastic open plan living and kitchen area at the rear, under planning reference C22/0276/44/DT.

Located in the picturesque Morfa Bychan, this property offers a peaceful retreat from the hustle and bustle of city life, while still being within easy reach of local amenities and the beach as well as the popular Beach Club, just a short walk away. This property requires some cosmetic upgrade, but could make a fantastic family home.

**Our Ref: P1512**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with feature parquet wood block flooring; access to integral garage and radiator

#### WC

with low level WC and wash basin

#### Living Room

with gas fire set in timber and marble surround; deep square bay window to the front; double doors to dining room; carpet and radiator

#### Kitchen

with a range of built in colour wall and base units with worktop over; integrated 5 ring gas hob; space and plumbing for dishwasher; sink and drainer; integrated electric oven; under stair store and breakfast bar

#### Dining Room

with doors from living room and into conservatory; carpet and radiator

#### Conservatory

with two sets of French doors to garden; tiled floor and fitted blinds to the roof

#### Utility Room

with space and plumbing for washing machine and tumble drier; wall mounted combi boiler; door to side; stainless steel sink and drainer

#### Study

with carpet and radiator

#### Shower Room

accessed off Study; shower cubicle; wash basin set in built in vanity unit; heated towel rail and carpet

### FIRST FLOOR

#### Landing

with gallery style handrails; access to loft and radiator

#### Bedroom 1

with built in wardrobes and over bed storage; large picture window overlooking garden; carpet and radiator

#### En-Suite

with WC and wash basin set in vanity units; shower cubicle; heated towel rail and tiled walls

#### Bedroom 2

with large picture window to the front; built in wardrobes; carpet and radiator

#### Bedroom 3

with built in over bed storage cupboards; carpet and radiator

#### Bedroom 4

with carpet and radiator

#### Bathroom

with large panelled bath with feature lighting; washbasin and WC set in vanity with ample storage; heated towel rail and shower cubicle

### EXTERNALLY

The property is accessed via a private driveway laid to brick paviours to the front of the house and a double integral garage (5m x 5.4m) with electrically operated door and light and power connected.

At the rear there is an 'L' shaped garden laid to flagstones with a timber summer house to the rear corner and planted with a range of mature shrubs and grasses.

### SERVICES

Mains water, electricity and drainage. LPG tank to front garden.

### MATERIAL INFORMATION

Tenure: Freehold.

Council Tax: Band F











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

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	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

