



**Tom Parry**

3, Morfa Lodge Estate, Porthmadog, LL49 9PF

**£275,000**

### 3 Morfa Lodge Estate, Porthmadog, LL49 9PF

Tom Parry & Co are delighted to offer for sale this fantastic family home on the popular residential street of Morfa Lodge, a short walk from the centre of Porthmadog. This charming house offers a delightful blend of comfort and style, boasting a large modern reception room and a large kitchen breakfast room to the ground floor. Upstairs there are three well appointed bedrooms, with some stunning views across the town and the mountains beyond and a modern bathroom. The additional off-street parking and garage offer convenience and security, ensuring that your vehicles are always safe and sound.

One of the standout features of this property is its elevated position, which provides breath-taking views of the surrounding area. Imagine waking up to stunning vistas every morning and unwinding in the evening with a backdrop of natural beauty.

Early viewing is highly recommended.

**Our Ref: P1516**

#### ACCOMMODATION

All measurements are approximate

#### GROUND FLOOR

##### Entrance Porch

with sliding door entry

##### Hallway

with Victorian style anthracite grey cast iron radiator and under stair storage area

##### Living Room

with large picture window to the front enjoying views across the town and towards the mountains; 'Aga' log burning stove; two radiators including tall feature anthracite grey radiator; doors into kitchen/breakfast room

##### Kitchen/Breakfast Room

with a range of fitted wall and base units with worktop over; integrated gas hob; integrated electric double oven; integrated dishwasher; feature tall anthracite grey radiator; feature timber panelled ceiling and glass doors to garden; feature timber panelled ceiling and glass doors to living room

##### Cloakroom

with WC and washbasin and separate cloak cupboard housing wall mounted "Worcester" boiler

#### FIRST FLOOR

##### Landing

with window to the side providing light and airy space; built in airing cupboard and access to the loft

##### Bedroom 1

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

##### Bedroom 2

with views over rear garden; carpet and radiator

##### Bedroom 3

with carpet and radiator

##### Bathroom

with large walk in shower with both rain shower and standard attachments, enclosed with a glazed screen; low level WC and wash basin set in vanity unit and two heated towel rails

#### EXTERNALLY

The property is accessed via a private driveway, leading to the front of a link attached garage. The front garden is tiered with a decorative garden laid to gravel with a seating area to enjoy the views.

There is a pathway between the house and the garage leading to a tiered back garden with lawn and patio areas, enjoying fantastic views over the town. There is access at the rear of the garage which has light and power connections, as well as space and plumbing for a washing machine and tumble dryer.

Over the road from the house, there is a small plot of land with parking for two cars, which is also included in the sale.

#### SERVICES

All mains services

#### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

This house is of steel framed construction.





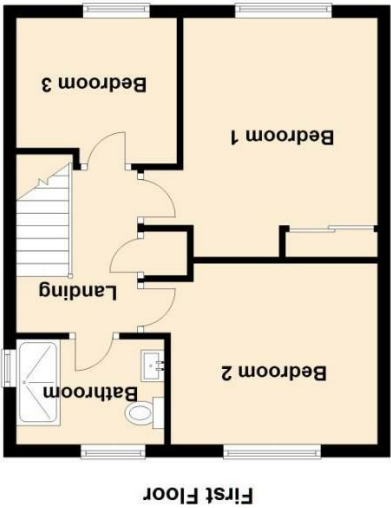
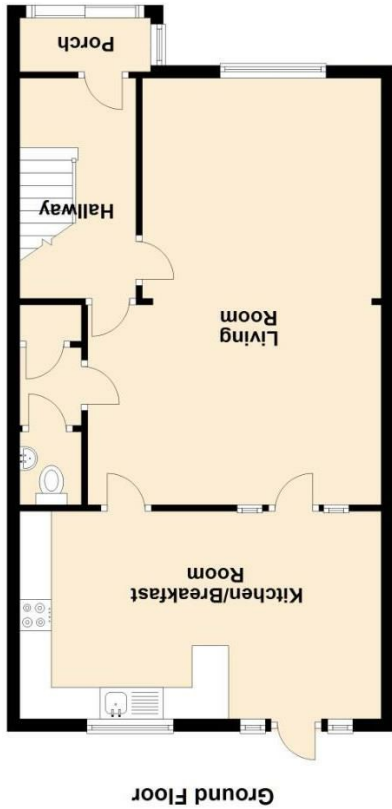


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working ability.

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 |
|-------|---------------|---------|-----------|
| 1-20  | G             |         |           |
| 21-38 | F             |         |           |
| 39-54 | E             |         |           |
| 55-68 | D             |         |           |
| 69-80 | C             | 70 C    |           |
| 81-91 | B             | 86 B    |           |
| 92+   | A             |         |           |

