



Tom Parry

74, Cefn Y Gader, Morfa Bychan, LL49 9YS
Offers in the region of £250,000

74 Cefn Y Gader, Morfa Bychan, LL49 9YS

Tom Parry & Co are delighted to offer for sale this charming detached bungalow located in a private cul-de-sac in the popular Cefn Y Gader, Morfa Bychan. This delightful property has been finished to a high standard and is ready to move into!

Situated just a short stroll away from the beach, this bungalow provides the perfect opportunity to enjoy coastal living at its finest. Imagine taking leisurely walks along the sandy shores or simply relaxing to the sound of the waves. With off road parking and a private garage, you'll never have to worry about finding a spot for your car. Whether you're hosting guests or have a growing family, this feature ensures convenience for all.

Don't miss out on the chance to make this tranquil bungalow your new home.

Our Ref: P1524

ACCOMMODATION

All measurements are approximate

Entrance Hallway

with wood effect luxury vinyl tile; radiator and large storage cupboard housing electric central heating boiler and a 'Thermo Store' hot water cylinder.

Lounge/Diner

with large picture window to the front; light and airy space; two radiators and carpet flooring

Kitchen

with a range of modern wall and base units with worktops over; space for double electric oven with extractor fan over; space and plumbing for washing machine; integrated slimline dishwasher; space for free standing fridge freezer; heated towel rail and wood effect luxury vinyl tile

Bedroom 1

with French doors opening onto garden; wood effect luxury vinyl tile and radiator

Bedroom 2

with window overlooking garden; carpet flooring and radiator

Bedroom 3

with window to front; carpet flooring and radiator

Shower Room

with large tiled shower cubicle with thermostatic electric shower; pedestal wash basin; radiator; wood effect laminate flooring and built in airing cupboard

Separate WC

with low level WC and wash basin

EXTERNALLY

The property is accessed via a private driveway with parking for three cars to the side leading to the front

of a detached garage which is a one and a half car size with pitched roof and fully dry lined with ample storage space.

There is an ornate garden laid to gravel at the front. At the rear there is a well established garden laid to lawn with a patio area to the back of the house.

SERVICES

Mains electricity, drainage and water.

Electric central heating with 'Hive' controls.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D



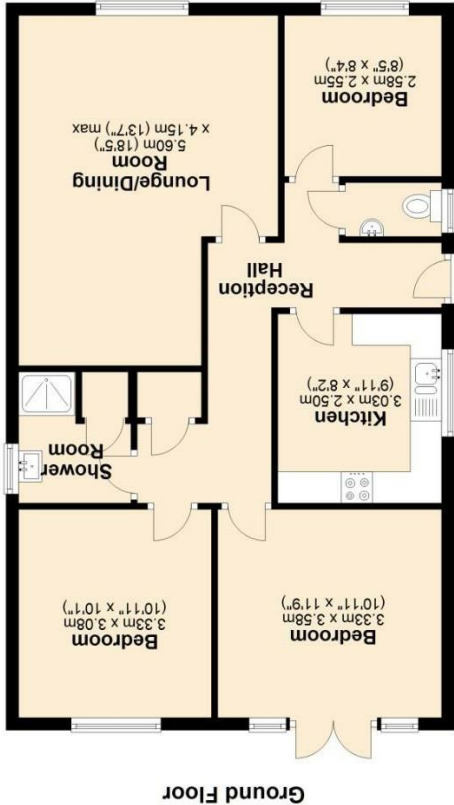




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	35 F	
1-20	G		

