



**Tom Parry**

Braemar, Porthmadog, LL49 9YD

**£575,000**

## Braemar , Porthmadog, LL49 9YD

Tom Parry & Co are delighted to offer for sale this attractive detached dormer style bungalow situated in a much sought after residential location in the seaside village of Morfa Bychan. If you are looking for a new home that is ready to walk into you need look no further, this spacious property has been finished to an exceptionally high standard!

You enter the property into a double height hallway with a gallery landing above. The reception rooms are generously proportioned and we have the added benefit of a large conservatory to the rear. There are four double bedrooms, three of which are en-suite.

Properties such as 'Braemar' rarely come to the market so early viewing is highly recommended!

**Our Ref: P1525**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance hall

A fantastic feature two storey hallway and gallery landing with engineered oak flooring; spacious airing cupboard with emersion tank and shelving; sky light; spotlights; uPVC door to front with glass side panels

#### Living Room

with feature media wall housing integrated long electric fire; engineered oak flooring; two radiators; 'French' doors at rear; double doors opening to Kitchen

#### Kitchen/Diner

with range of modern timber wall and base units with granite effect work surfaces; integrated electric 'Rangemaster' stove with extractor over; integrated fridge; integrated 'Rangemaster' dishwasher; pull out larder unit; feature downlights; central island with new slate worktop; radiator; engineered oak flooring and doors to Conservatory

#### Utility

with a range of fitted units with space and plumbing for washing machine, space for fridge freezer and tumble dryer, back door to garden and condensing boiler

#### Conservatory

with engineered oak flooring; two radiators and doors leading to garden

#### Bedroom 4

dual aspect room with fitted carpet and radiator

#### Bedroom 3

with fitted carpet; radiator and ensuite shower room

#### En-Suite Shower Room

with suite comprising large shower cubicle; low level WC and wash hand basin set in vanity unit, heated towel rail and tiled floor

#### Bathroom

with suite comprising panelled bath; large shower

cubicle; low level WC and wash hand basin set in vanity unit; heated towel rail; tiled floor and feature spot lights

### FIRST FLOOR

#### Gallery Landing/Study

large landing area with fitted carpet and radiator; ideal space for home working!

#### Bedroom 1

with built-in wardrobes and dressing table; fitted carpet; radiator; window to side; skylight and en-suite bathroom

#### En-Suite Bathroom

with suite comprising panelled bath with shower and shower screen over; low level WC and wash hand basin set in vanity unit; heated towel rail; tiled floor and skylight

#### Bedroom 2

with built-in wardrobes and drawers; fitted carpet; radiator; dormer window to front; skylight and en-suite shower room

#### En-Suite Shower Room

with shower cubicle; low level WC and wash hand basin set in vanity unit; heated towel rail; tiled floor and skylight

### EXTERNALLY

The property is accessed off Morfa Bychan Road down a private gated driveway leading to a generous block paved parking area with detached garage which has light and power connections. At the side of the property there is a parcel of tarmac area housing a green house.

The Conservatory opens onto a concrete slabbed patio area with lawned garden behind that extends to the side of the property.

### SERVICES

Mains electricity, drainage and water. Oil fired central heating.

The property has PV Solar Panels integrated into roof; providing both hot water and electricity to the house.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band E

Contents available by separate negotiation.





# Tom Parry



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

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.

