



Tom Parry

1, Cae Eithin, Porthmadog, LL49 9YJ

£440,000

1 Cae Eithin, Porthmadog, LL49 9YJ

Tom Parry & Co are delighted to offer for sale this stunning detached house nestled in the village of Morfa Bychan, Porthmadog. It offers a perfect blend of modernity and comfort. Boasting 4 bedrooms, including a en-suite, this property is ideal for a growing family or those who love to entertain guests.

As you step inside the spacious Hallway, you are greeted with two spacious reception rooms that offer versatility for various living arrangements. The large open plan kitchen/diner is a focal point of the house, providing a perfect space for family meals and social gatherings with a bi-fold door leading onto the rear patio area. The separate utility room and downstairs WC making sure convenience is key, what is there not to like?

The contemporary design of the house is evident from the front and rear with feature picture windows providing you with stunning views of Moel Y Gest & the well loved golf course. With off road parking available for a number of vehicles, without including the garage, accessibility is at the forefront of this property.

Within walking distance from Back Rock Sands, the village shop & pub, early viewing of this beautiful home located within a sought after village is highly recommended.

Ref: P1507

ACCOMMODATION

GROUND FLOOR

Entrance Porch

with laminate wood effect flooring; radiator; access to front door; floor to ceiling feature window.

Study

with laminate wood effect flooring; radiator.

Hallway

with laminate wood effect flooring; radiator; floor to ceiling feature window; storage cupboard & cloakroom.

Living Room

with carpet flooring; radiator; feature full length dual aspect picture windows.

Dining Room

with carpet flooring; radiator

Kitchen/Breakfast Room

with laminate wood effect flooring; a modern gloss effect fitted kitchen with range of wall and base units with work surfaces over; 1 1/2 bowl stainless steel sink and drainer unit; integrated wine fridge; integrated dishwasher; built-in double oven and microwave; integrated fridge/freezer; breakfast area with tall picture windows and bi-folding door to garden

Utility Room

with laminate wood effect flooring; range of modern "gloss affect" wall and base units with work surfaces over that continues on from the kitchen; space/plumbing for washing machine; wall mounted 'Worcester' boiler; space for tumble dryer; 1 1/2 bowl stainless steel sink and drainer unit; radiator; door to rear and door to integral garage.

WC

with laminate wood effect flooring; radiator; part tiled surround; low level WC; pedestal wash hand basin.

FIRST FLOOR

Gallery Landing

with carpet flooring; radiator; two storage cupboards; access to loft area.

Master Bedroom

with carpet flooring; radiator; fitted wardrobes; tall dual aspect feature picture window with views over the golf course and Moel y Gest.

Bedroom 2

with carpet flooring; radiator; feature sloping ceilings with spacious eaves storage; 'Velux' window with views over Treflys.

Bedroom 3

with carpet flooring; radiator.

Bathroom

with feature tiles flooring & part tiled surround; wall mounted towel rail; wall mounted storage unit; four piece suite comprising panelled bath; low level WC; wash hand basin; shower cubicle.

Bedroom 4 (Ensuite)

with carpet flooring; radiator; tall dual aspect picture windows; en-suite shower room.

En-Suite Shower Room

with vinyl flooring; radiator; corner shower cubicle; pedestal wash hand basin; low level WC.

EXTERNALLY

Garage

with electrically operated roller shutter door; light and power connection. The garage can be accessed directly from within the property via the utility room.

Front Garden

with off road driveway parking for a number of cars leading to garage; slate boundary walls enclosing front lawn, shrubs and plants.

Rear Garden

with slate patio; raised covered decking area; lawned garden; gate to communal park.

SERVICES

Mains Water, Electricity and Drainage. LPG central heating.

Solar panels.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band F

Off road parking available additional to the garage.

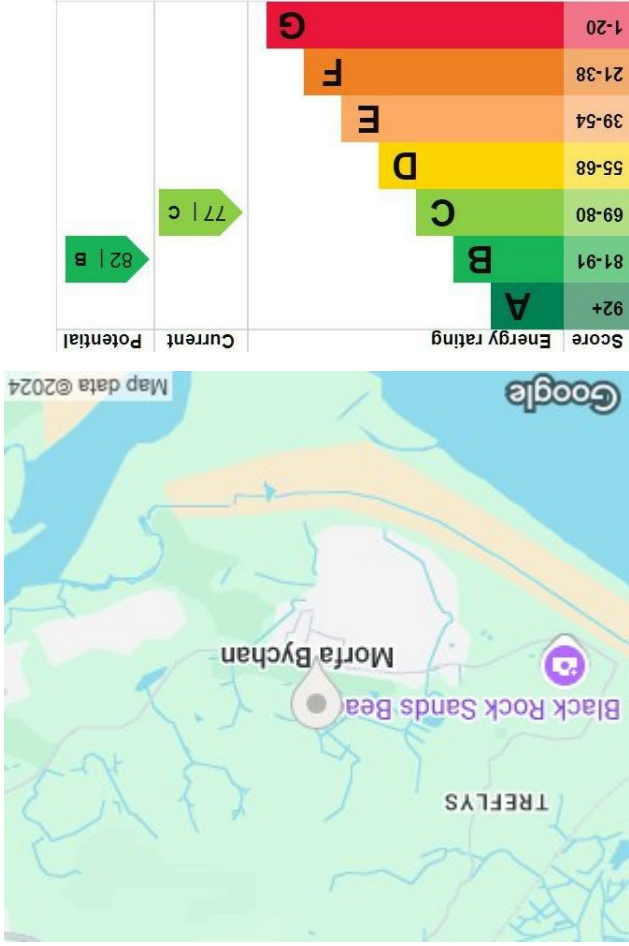






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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