



Tom Parry

85, Cefn Y Gader, Morfa Bychan, LL49 9YS

£269,500

85 Cefn Y Gader, Morfa Bychan, LL49 9YS

Tom Parry & Co are delighted to offer for sale this detached bungalow situated in the popular Cefn Y Gader in the seaside village of Morfa Bychan. This delightful property boasts one reception room, conservatory and three bedrooms, offering ample space for comfortable living.

Situated just a mere 10 minutes away from the bustling Harbour town of Porthmadog, you'll have easy access to a range of shops, restaurants, and local attractions. Additionally, being close to the beach and a golf course means you can enjoy leisurely strolls by the sea or tee off at your convenience.

The private driveway adds a touch of exclusivity to the property, providing secure parking and a sense of privacy. Whether you're looking for a peaceful retreat or a holiday home, this bungalow offers the best of both worlds with its tranquil surroundings and proximity to local amenities.

Our Ref: P1530

ACCOMMODATION

All measurements are approximate

Porch

with cloak storage

Entrance Hallway

with modern electric radiator, carpet, access to loft and airing cupboard.

Living Room/Diner

with dual aspect windows creating a light and airy space, electric fireplace, two electric radiators and carpet

Kitchen

with range modern glossy wall and with base units; integrated 'Neff' oven; integrated 'Neff' microwave; five ring gas burner with extractor over; integrated slimline dishwasher; mosaic tiled splashbacks; pull out larger cupboard; tiled flooring and door to side

Bedroom 1

with built in wardrobes and over bed storage; carpet and modern electric radiator

Bedroom 2

with window overlooking garden; built in wardrobe; modern electric radiator and carpet

Dining Room/Bedroom 3

with carpet; modern electric radiator and 'French' doors to conservatory

Conservatory

with wooden flooring; integrated blinds; modern electric radiator and 'French' doors to garden.

Bathroom

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

EXTERNALLY

The property is accessed via a spacious double driveway to the front, leading to the front of a double length link attached garage that has the benefit of light and power connections.

At the rear, the garden is laid to concrete patios with raised flowerbeds and an array of mature shrubs, trees and plants. A new timber storage shed has also been fitted to the garden.

SERVICES

Mains water, electricity and drainage.

MATERIAL INFORMATION

Tenure: Freehold. Currently used as a permanent residence.

Council Tax: Band D



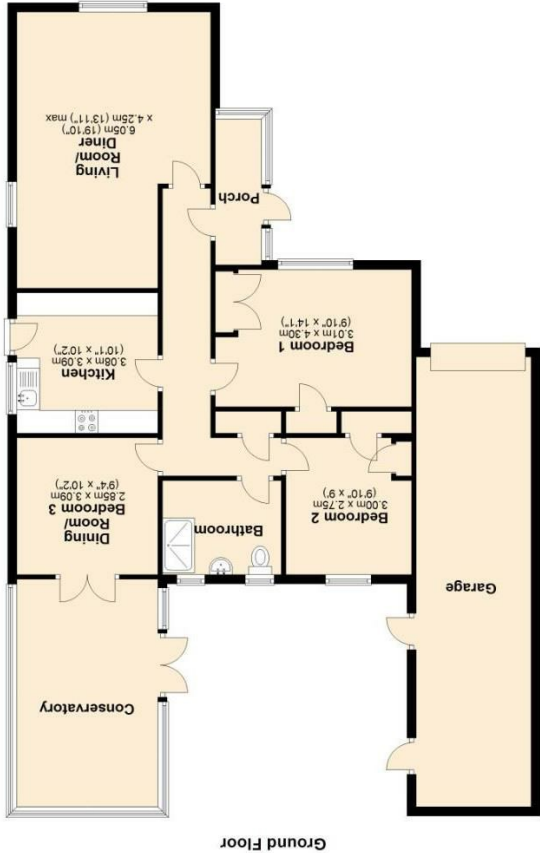




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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. 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 approximate to actual shape, position and style. Where measurements are shown, these are approximate and should not be relied on. Boundary lines are representative only and rights reserved.
Plan produced using PlanIt.



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