



Tom Parry

9, Tyddyn Adi, Morfa Bychan, LL49 9YU

£230,000

9 Tyddyn Adi, Morfa Bychan, LL49 9YU

Tom Parry & Co are delighted to offer for sale this delightful semi-detached house at Tyddyn Adi, nestled in the charming village of Morfa Bychan, Porthmadog. It offers a perfect blend of comfort and convenience, with three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat by the coast.

Upon entering, you are welcomed into a spacious L-shaped lounge/diner, providing an inviting space for relaxation and entertaining. The adjoining kitchen is sleek, modern and functional with beautiful views to be had from the window. A modern bathroom upstairs consists of a bath & overhead shower, with the additional benefit of a downstairs WC.

Outside, you will find a private garden, perfect for enjoying the fresh air or hosting summer barbecues. The garden offers a tranquil setting, allowing you to unwind. Parking is a breeze with private parking/ & additional garage. One of the standout features of this home is its stunning views, which can be enjoyed from various vantage points around the property. Additionally, the beach is just a short walk away, making it easy to indulge in seaside strolls or family outings.

Early viewing is highly recommended.

Our Ref: P1550

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Entry Hallway/Porch

with wooden flooring, cloak hooks.

L Shaped Lounge/Diner

a dual aspect room with bay window to the front and 'French' doors to the conservatory at the rear, wooden flooring, radiator.

Kitchen

with beautiful backdrop views at the rear; a range of modern built in wall and base units; integrated fridge; integrated freezer; pull out larder cupboard; integrated dishwasher; integrated oven with electric hob & extractor over and splashback; stainless steel 1 1/2 bowl sink and drainer; wooden flooring & tall slim modern radiator.

Conservatory

with fantastic views over the garden and mountains beyond; door to garden area; tiled flooring; and doors to ground floor WC and integral garage.

WC

with low level WC; wash basin with tiled splashback; tiled flooring.

Integral Garage

with space and plumbing for washing machine & tumble dryer; fitted wall and base units; light and power connected.

FIRST FLOOR

Bedroom 1

with carpet flooring; radiator.

Bedroom 2

with carpet flooring; radiator.

Bedroom 3

with carpet flooring; radiator.

Bathroom

with 'P' shaped bath with shower over and glass screen; low level WC; wall hung wash basin; built in airing cupboard housing wall mounted "Glow Worm" compact boiler; heated towel rail and tiled walls and floors

EXTERNALLY

The property has a private driveway to the front of the integral garage at the side of the property. There is a small lawn with mature shrubs to the side of the driveway and entry is then into the house through the porch.

The rear garden can be accessed by a shared access pathway at the rear; with a spacious lawned area as well as a slabbed patio area to enjoy fantastic mountain views.

SERVICES

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

MATERIAL INFORMATION

Tenure: Leasehold Term: 999 years, Term Remaining; 951 years.

Ground Rent paid in instalments to Managing Agents. Further information from the Agents.

Council Tax: Band C



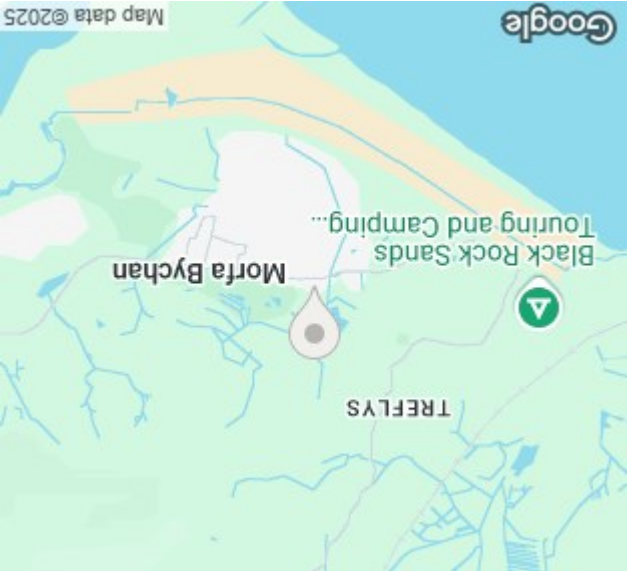




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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