



Tom Parry

4, Y Ffridd, Morfa Bychan, LL49 9YR

£265,000

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Tom Parry & Co are delighted to offer for sale this delightful detached bungalow nestled in the popular residential area of Y Ffridd in Morfa Bychan. This property is ideal for families or those seeking a peaceful retreat with three bedrooms, a bathroom, large lounge as well as a separate kitchen/dining room that leads on to the rear conservatory. The spacious layout providing ample space for relaxation and entertaining guests.

The property is conveniently located within walking distance to the beach, making it easy to enjoy the stunning coastal scenery. Additionally, a village shop is just a short stroll away, providing essential amenities and a sense of community.

Parking is a breeze with space for at least two vehicles, including a garage, ensuring that you and your guests will never be short of parking options. This bungalow truly offers a wonderful opportunity to embrace a relaxed lifestyle in a picturesque setting. Whether you are looking for a family home or a tranquil getaway, this property is not to be missed.

Our Ref: P1581

ACCOMMODATION

GROUND FLOOR

Porch

with carpet flooring, radiator.

Hallway

Lounge

with carpet flooring, radiator, electric fire fitted on slate hearth with surround, large window to front, oval opening that leads through to kitchen/dining room.

Kitchen/Dining Room

with tiled flooring & part tiled walls, a range of wall & base units with worktop over, space for free standing fridge/freezer, space for free standing cooker with extractor over, 1 bowl stainless steel sink & drainer, space & plumbing for washing machine, space & plumbing for dishwasher

Conservatory

with tiled flooring, radiator, patio doors leading to garden with additional side door.

Bedroom 1 (Master Bed)

with carpet flooring, radiator, built in fitted wardrobes, window to rear. This bedroom also offers a separate WC & free standing shower cubicle.

Bedroom 2

with carpet flooring, radiator, window to front.

Bedroom 3

with carpet flooring, radiator, built in fitted storage cupboards

Bathroom

with vinyl flooring & part tiled walls, low level WC, free standing pedestal sink basin, bath with shower screen & shower over, heated towel rail, built in fitted storage with immersion tank.

EXTERNALLY

The front elevation is laid to lawn with mature shrubs and tree's. A concrete pathway surrounds the property providing ease of access. At the side of the property there is a private driveway with parking for two vehicles. The driveway leads to a detached garage with light and power connected.

The property's rear garden can be accessed from within the property or externally from the side. The rear garden is surrounded with a boundary of mature trees providing privacy as well as much needed shade from the sunshine. The garden has a slabbed patio area underneath a wooden pergola, the remaining garden is laid to lawn, with a range of mature shrubs and plants a pond situated within. A summer house/shed is situated in the corner, providing a seating area as well as storage and another storage shed can be found hidden behind the garage again providing ample amounts of storage.

SERVICES

Mains Water, Electricity and Drainage. Heating is oil.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: "D".

Property is a permanent residence, but with no onward chain. Property can also be sold with contents included.







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.

EPC Awaited



Floor plan Awaited