



# Tom Parry

B6, Garreg Wen, Morfa Bychan, LL49 9UG

£160,000



## B6 Garreg Wen, Morfa Bychan, LL49 9UG

Tom Parry & Co are delighted to offer for sale this luxury lodge property on the popular owners only site of Garreg Wen in Morfa Bychan.

The open plan living and kitchen area is finished to a high standard, with a fully fitted kitchen with integrated appliances and triple aspect views. One of the standout features of this home is the stunning views over Samsons Bay, Porthmadog Golf Club and Black Rock Sands, which can be enjoyed from various vantage points throughout the property and from the patio areas.

Outside, the large external areas present a wonderful opportunity for outdoor living. The tiered patio areas are perfect for al fresco dining or simply soaking up the sun while enjoying the tranquil surroundings. Additionally, the property offers parking for two vehicles, adding to the convenience of this lovely home.

In summary, this property in Garreg Wen is a rare find, combining spacious living with breathtaking views and ample outdoor space. It is a perfect choice for those looking to embrace a serene lifestyle in a beautiful part of Wales.

**Our Ref: P1588**

### ACCOMMODATION

All measurements are approximate

#### Open Plan Kitchen/Living/Dining Area

##### Kitchen

with a range of fitted wall and base units; integrated appliances including 'Zanussi' washer dryer; dishwasher; oven; microwave; induction hob with extractor over and fridge freezer; peninsula style island with breakfast bar seating; stainless steel sink and drainer and cloak cupboard housing wall mounted combi boiler

##### Living/Dining Area

with triple aspect far reaching sea views and two sets of French doors onto front terrace

##### Inner Hallway

##### Bedroom 1

with fitted wardrobes; carpet and radiator

##### En-Suite

with shower cubicle; wash basin set in vanity and low level WC

##### Bedroom 2

with fitted wardrobes; carpet and radiator

##### Bedroom 3

with fitted cupboard; carpet and radiator

##### Bathroom

with panelled bath with shower over; washbasin in vanity; low level WC and heated towel rail

### EXTERNALLY

The property is accessed via a secure decking area which gives access to the lodge. This wraps around the front and side providing a large elevated patio area enjoying far reaching views over Samsons Bay,

the Golf Club and Morfa Bychan.

There is a large lower terrace area and a further patio to the side. The perimeter has been planted with mature shrubs and plants to a high standard. There is gated access from the lower terrace to a parking area at the side and the rear.

### SERVICES

Mains drainage and electricity. LPG powered central heating and domestic hot water.

BT/Broadband connection.

### MATERIAL INFORMATION

Annual Site Fees: £9,038pa

Rates: £298pa

Electrical: £298pa

Water & Sewerage: £523.50

Length of lease: 12 years to 31st August 2031, then contract will continue provided lodge retained in good condition

Lodge Information: Prestige Navigator 40ft x 20 ft, new in 2019, one owner









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.

Floor plan Awaited

