



Tom Parry

13, Y Ffridd, Morfa Bychan, LL49 9YR

£285,000

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Tom Parry & Co are delighted to offer for sale this charming detached bungalow, situated in a quiet cul-de-sac on the popular Y Ffridd in Morfa Bychan. The property offers a perfect blend of comfort and convenience. Spanning an impressive 915 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious hallway, leading to a light and airy living room. At the rear of the living room there is a new fully fitted kitchen breakfast room with modern units and space for a dining table, which opens onto a conservatory at the rear and enjoys views of Moel y Gest and over the well established private garden at the side and rear.

One of the standout features of this property is its energy-efficient air source heat pump, which contributes to a fully insulated environment, providing warmth and comfort throughout the year while keeping energy costs manageable.

Morfa Bychan is known for its stunning coastal scenery and proximity to local amenities, making it a wonderful place to call home. Black Rock Sands is a short walk away. This bungalow is not just a property; it is a lifestyle choice, offering tranquillity and convenience in equal measure. Do not miss the chance to make this charming residence your own.

Our Ref: P1592

ACCOMMODATION

All measurements are approximate

Entrance Hallway

with laminate flooring; drop down hatch with ladders to access partly boarded loft space and radiator

Living Room

with dual aspect windows including one bay window to the front, overlooking a well established front garden with a range of mature plants and shrubs; laminate flooring and three radiators

Kitchen

with a range of modern wall and base units with worktop over; ceramic sink and drainer; tall larder style cupboard; integrated electric oven with induction hob over; space for a dining table; laminate flooring and radiator

Conservatory

with doors to each side including French doors opening onto garden; tile effect laminate flooring; electric radiator

Bedroom 1

with built in wardrobes; window to front overlooking garden; carpet flooring and radiator

Bedroom 2

with window overlooking rear garden; laminate flooring and radiator

Bathroom

with panelled bath with shower over; low level WC; pedestal wash basin; radiator; heated towel rail and built in cupboard

EXTERNALLY

The property is accessed via a gated pathway, through a well established front garden with a range of mature shrubs and plants. There is a private

driveway to the side of the house allowing parking for up to three cars, leading to the front of a detached garage.

At the rear the garden wraps around the property, with access from the conservatory to a private hedged garden with further mature shrubs and plants.

SERVICES

The property has mains electricity, but has also been recently fitted with photovoltaic panels to the roof, keeping the electrical running costs of the house to a minimum.

The heating is provided via an air source heat pump. Water and drainage are mains supplied.

MATERIAL INFORMATION

Tenure: Freehold - main residence

Council Tax: Band D







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