



# Tom Parry

Ty Gwyn, Morfa Bychan, LL49 9UU

£315,000



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Tom Parry & Co are delighted to offer for sale this fantastic detached dormer style bungalow, nestled between the front and back nine holes of the prestigious Porthmadog Golf Club in Morfa Bychan.

The property offers a wonderful opportunity for those seeking a spacious and versatile home. With a generous area of 1,173 square feet, the property features three well-proportioned bedrooms, making it ideal for families or those wishing to accommodate guests.

The bungalow boasts a comfortable reception room, perfect for relaxing or entertaining, and two bathrooms that provide convenience for everyday living. While the property is already a lovely space, there is ample scope for modernisation, allowing you to put your personal touch on the home and create the perfect living environment tailored to your tastes.

Morfa Bychan is known for its picturesque surroundings and close-knit community, making it an excellent choice for those looking to enjoy a peaceful lifestyle while still being within reach of local amenities. This property presents a fantastic opportunity to invest in a home that combines comfort, space, and potential in a sought-after location. Don't miss your chance to make this bungalow your own.

**Our Ref: P1598**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Sun Room

with triple aspect windows providing views out over the front garden; double doors to the front and carpet flooring

#### Living Room

with electric fire set in stone surround; dual aspect windows; carpet flooring and two radiators

#### Hallway

with radiator and carpet flooring

#### Kitchen

with a range of fitted wall and base units; fitted double oven; integrated electric hob; space for free standing larger fridge freezer; stainless steel sink and drainer; part tiled walls and radiator

#### Bathroom

with panelled bath with shower over; low level WC; pedestal wash basin and radiator

#### Utility

with space and plumbing for washing machine and tumble dryer

#### Bedroom 2

with built in cabinets; radiator and carpet flooring

#### Bedroom 3

with carpet flooring and radiator

### FIRST FLOOR

#### Landing

with access to large eaves storage cupboard

#### Bedroom 1

with eaves storage cupboards; built in cupboards; wash basin set in vanity unit; radiator and carpet flooring

#### Bathroom

with corner jacuzzi style bath; low level WC and corner wash basin

### EXTERNALLY

The property is accessed via a private driveway to the side of the house, which leads to the front of a double garage at the rear.

The front garden is laid to lawn with mature shrubs and plants and a culvert running along the front boundary.

To the rear there is a generous lawned garden with mature trees and shrubs and a timber storage shed

### SERVICES

Mains water, electricity and drainage. Air source heat pump at rear; solar panels to roof.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax - Band D

Property is in probate

We highlight that the property has had spray foam insulation applied to the underside of the roof slates and as such, this may limit the availability of some mortgages.





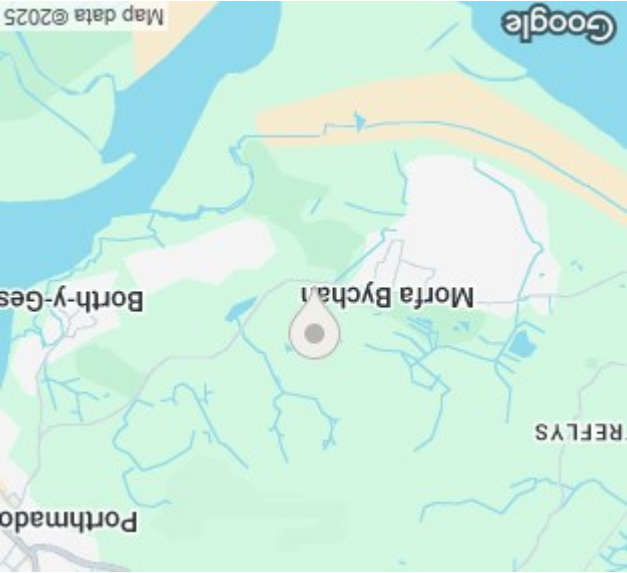
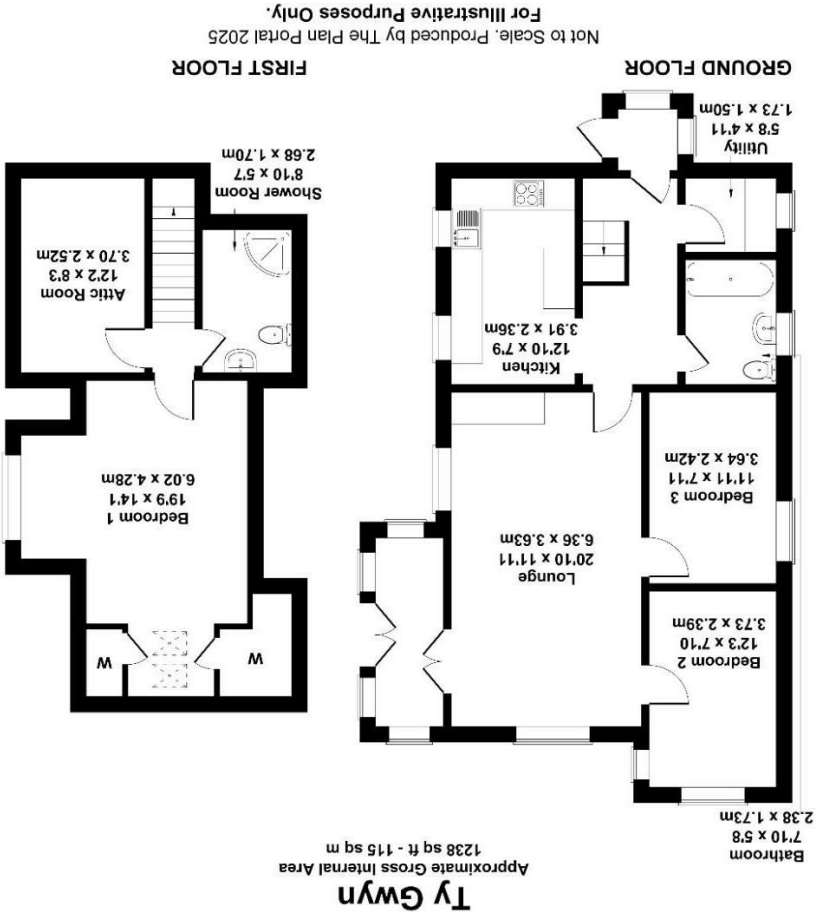






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



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		
		40 E	
			78 C