

Tom Parry

15, Cefn Y Gader, Porthmadog, LL49 9JA £205,000

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Tom Parry & Co are delighted to offer for sale this fully refurbished bungalow located in the popular seaside village of Morfa Bychan. The vendor has completely refurbished the property which is fitted with a brand new kitchen with integrated appliances and a brand new bathroom suite. The bungalow provides an open plan living layout at the front of the property with two bedrooms and a bathroom at the rear.

The property has the benefit of off road parking and a detached garage as well as a private garden at the rear.

The property is offered as an investment opportunity, with a tenant in situ who has expressed a wish to remain at the property.

Our Ref: P1354

ACCOMMODATION

All measurements are approximate

Open Plan Kitchen/Living Area

Kitchen

with a range of brand new fitted wall and base units with worktop over; integrated under counter fridge; integrated slimline dishwasher; integrated washing machine; integrated electric oven and hob with extractor over; tall larder unit; sink and drainer; central island with breakfast bar and further storage; modern electric radiator and timber effect vinyl flooring

Living Area

with brand new fitted carpets; modern electric radiator; access to loft space and picture window over front garden

Bedroom 1

with brand new fitted carpet, modern electric radiator and view over rear garden

Bedroom 2

with brand new fitted carpet, modern electric radiator and view over rear garden

Shower Room

with brand new fitted suite including shower cubicle with "Mira Jump" electric shower; low level WC; wash hand basin set in vanity; tiled walls and heated towel rail

EXTERNALLY

The property is accessed via a private driveway which is gated half way down the drive. To the front there is a lawn with shrubs and plants.

At the rear there is a private lawned garden and a detached garage.

SERVICES

Mains water, electricity and drainage. House re-wired and brand new water heater fitted

MATERIAL INFORMATION

Tenure: Freehold Council Tax: Band D

Property is currently tenanted, and the tenant has expressed a wish to remain at the property. Current annual rent £11,100 (£900pcm).













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Current Potential

Map data @2025



08-69

16-18

В

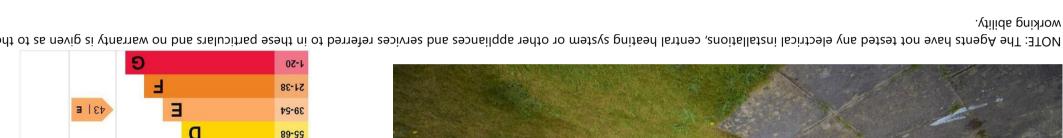
Black Rock Sands

Mol Sychan

TREFLYS

Score Energy rating





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