



# Tom Parry

15, Cefn Y Gader, Porthmadog, LL49 9JA

**£205,000**

## 15 Cefn Y Gader, Porthmadog, LL49 9JA

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).











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

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.

