



Tom Parry

Gorlys, Morfa Bychan, LL49 9YB

£285,000

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Tom Parry & Co are delighted to offer for sale this beautifully presented two bedroomed semi detached property in the popular seaside village of Morfa Bychan. "Gorlys" has been successfully operated as a holiday let property for a number of years, meeting the government criteria for holiday lets, and finished to a very high standard.

You enter the property via a spacious hallway with cloak facilities which leads to a modern 'Shaker' style kitchen with views over the front garden. You will then find a spacious lounge diner which opens to a stunning rear garden area, which really is the icing on the cake to this property. The large garden is low maintenance, with a lovely covered veranda area with festooned lighting which leads onto a large lawn with secure play area and a large timber summer house. To the first floor there are two good sized bedrooms and a four piece family bathroom with double sinks.

This property could be a great family home but also offers a fantastic investment potential for the holiday let market. Early viewing is recommended.

Our Ref: P1491

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with under stair storage cupboard, tiled floor and cloak storage area

Cloakroom

with low level WC and pedestal wash basin

Kitchen

with a range of fitted wall and base units; ceramic one and a half bowl sink and drainer; space and plumbing for washing machine and dishwasher; space for dryer, space for under counter fridge and freezer; free standing electric oven with extractor over; tiled floor and radiator

Lounge/Diner

with feature brick fireplace with inset electric log burner effect fire; wood effect tiled floors; two windows and door to rear garden; dining area and two radiators

FIRST FLOOR

Landing

gallery style landing with loft access and window to the side

Bedroom 1

with built in wardrobes; carpet and radiator

Bedroom 2

with carpet and radiator

Bathroom

with double washbasins set in vanity units; large inset bath; shower cubicle; low level WC; tiled floors and part tiled walls and radiator

EXTERNALLY

The property is accessed via a large private driveway with space for a number of vehicles, which fronts a long lawned garden.

At the rear the low maintenance garden has been laid with artificial grass to both sides of a path, with secure children's play area to one side. There is a large summer house at the back of the garden, with an open patio to the side. The property has a formal right of way through the rear gate through the caravan park which leads directly to the beach.

At the back of the property there is a covered seating area, with festooned lighting - perfect for alfresco dining!

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Currently business rates with the minimum criteria for holiday lets having been met in 2025. Bookings have ceased for future lettings as for sale.

Contents available by further negotiation - potential for turn key purchase if current use to continue.



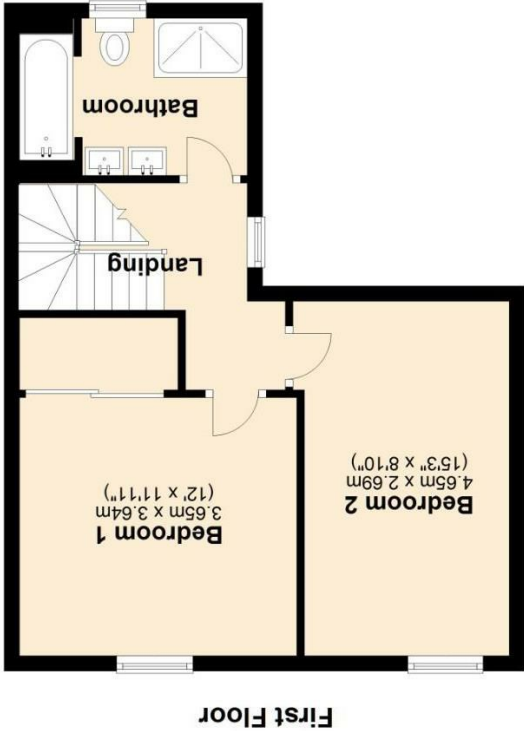




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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Score	Energy rating	Current	Potential
92+	A	59 D	81 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		