



Tom Parry

Dwylan, Porthmadog, LL49 9TW

£435,000

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Tom Parry & Co are delighted to offer for sale, nestled in the charming seaside village of Borth-Y-Gest, Porthmadog, this delightful detached property. It offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample living accommodation, allowing for both relaxation and entertaining.

Borth-Y-Gest is known for its stunning coastal scenery and friendly community, offering a tranquil lifestyle while still being close to the amenities of Porthmadog. This property presents a wonderful opportunity to enjoy seaside living in a spacious and well-appointed home.

The absence of an onward chain means that you can move in without delay, making this an attractive option for those eager to start their new chapter. Early viewing is highly recommended.

Our Ref: P1606

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hall

with wood block flooring

WC

with low level WC and pedestal wash basin

Bedroom 4/Snug

with views over front garden; carpet & radiator

Dining Room

with dual aspect windows; wood block flooring and radiator

Living Room

with large picture window and 'French' doors onto patio; open fire set in dressed stone surround with slate mantle & hearth; wood block flooring and radiator

Kitchen

with a range of new modern fitted wall and base units with worktop over; 1.5 bowl sink and drainer; integrated dishwasher; integrated fridge freezer; electric oven and hob with extractor over; built in larder cupboard and door to:

Rear Porch

with side door

Utility

with plumbing for washing machine

Integral Garage

with double doors to front; window to side and wall mounted Worcester boiler (circa 4 years old)

FIRST FLOOR

Landing

with loft access and built in storage cupboard

Bedroom 1

with views over rear garden; carpet and radiator

Bedroom 2

with views over rear garden; carpet and radiator

Bedroom 3

with built in wardrobes; carpet and radiator

Bathroom

with newly fitted suite including wash basin and low level WC set in vanity unit with concealed cistern; panelled bath; corner shower and heated towel rail

EXTERNALLY

The property is accessed via a private tarmac driveway with parking to the front & access to the garage. The garden laid to lawn either side with borders of mature shrubs & plants.

At the rear there is a patio that is partially covered, leading to a sloping lawned garden with mature shrubs & trees.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band F





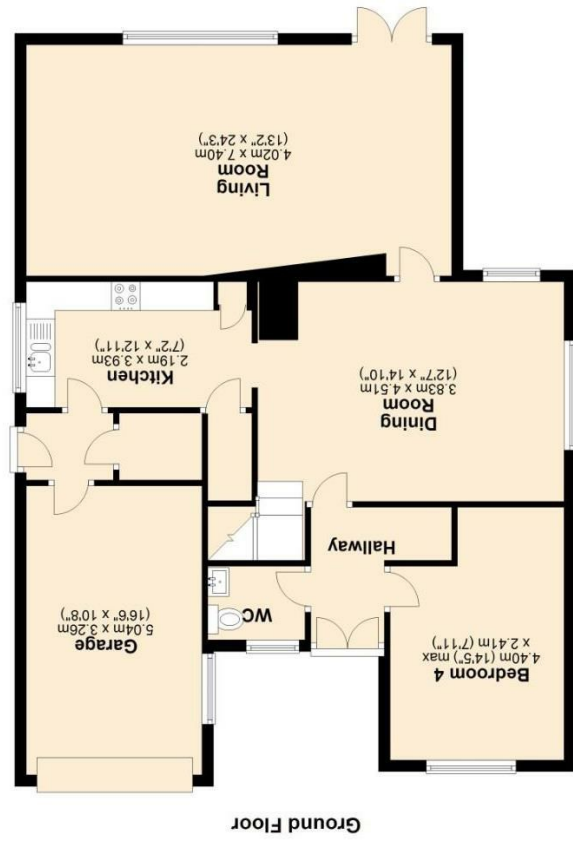
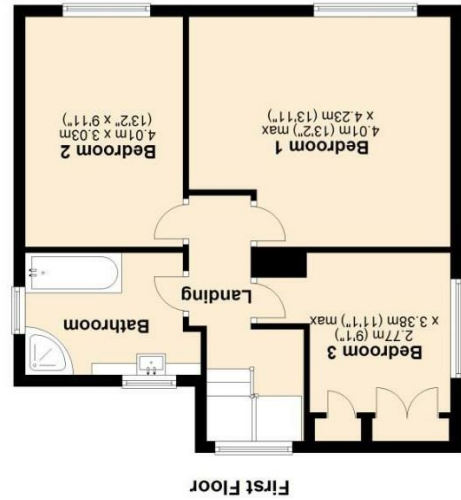
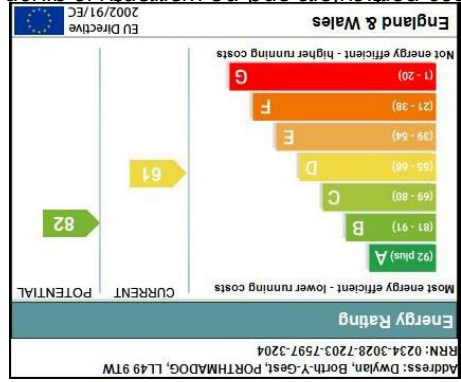
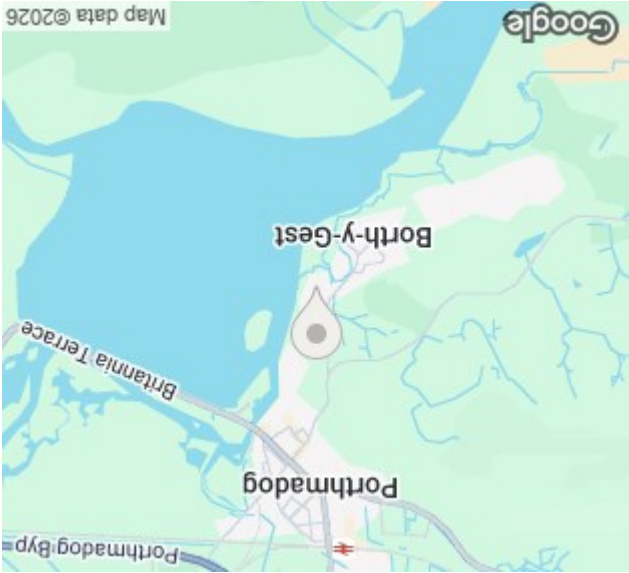
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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.



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 license from William Morris Energy Assessments. All rights reserved.
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