



Tom Parry

Bron Y Garth Cottage, Garth Road, Porthmadog, LL49 9TN

£395,000

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Tom Parry & Co are delighted to offer for sale this delightful bungalow, offering a perfect blend of traditional character and modern convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The two inviting reception rooms provide ample space for relaxation and entertaining, showcasing the original features that give this home its unique charm.

The bungalow has the benefit of private ornate gardens at the rear, creating a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the tranquillity of nature. The gardens are beautifully maintained, offering a picturesque setting for outdoor gatherings or quiet moments of reflection. Additionally, a large barn or outbuilding to the side presents a fantastic opportunity for storage, a workshop, or even the potential for conversion into additional living space, subject to the necessary permissions.

This traditional cottage-style bungalow is not just a home; it is a lifestyle choice, offering a peaceful haven in a sought-after location. With its blend of original features and modern amenities, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this enchanting bungalow your own.

Our Ref: P1635

ACCOMMODATION

All measurements are approximate

Kitchen

with doors to the front and rear; range of units; double aspect windows; stainless steel sink and drainage and feature panelled ceiling

Conservatory

with glazed surround and door to garden

Living Room

with feature open ceilings; double aspect windows; gas fire set in stone surround; carpet flooring and radiator

Rear Hallway

with door to garden and plentiful windows and rooflight, making a light and airy hallway

Bedroom 1

with window to the front; carpet flooring and radiator

Bedroom 2

with window to the front; carpet flooring and radiator

Bedroom 3

with window to the front; carpet flooring and radiator

Bathroom

with roll top bath; wall mounted wash basin; high level WC; rooflight and window to the rear

EXTERNALLY

The front of the cottage is set on the side of the lane with mature shrubs to the front.

To the side of the cottage is a large garage/barn, currently used for storage, measuring approximately 5 x 8m.

At the rear of the house there are paved gardens with

lots of interesting corners and seating areas with beautiful mature planting. At the rear of the barn/garage there are two further stone sheds and a fruit garden with apple, damson and fig trees.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D



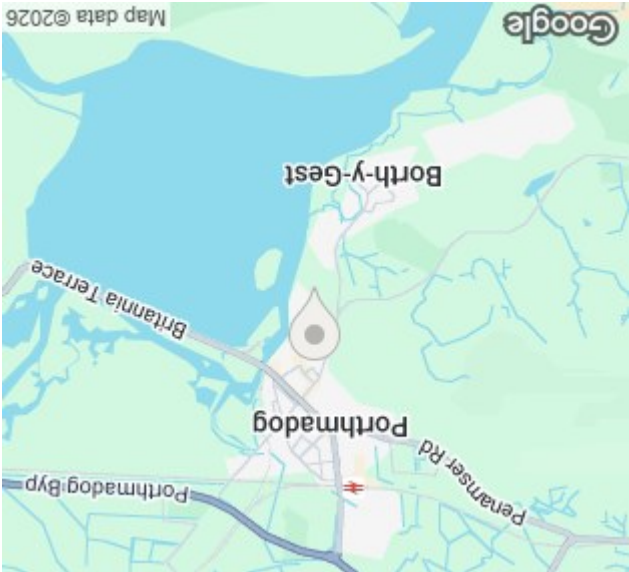
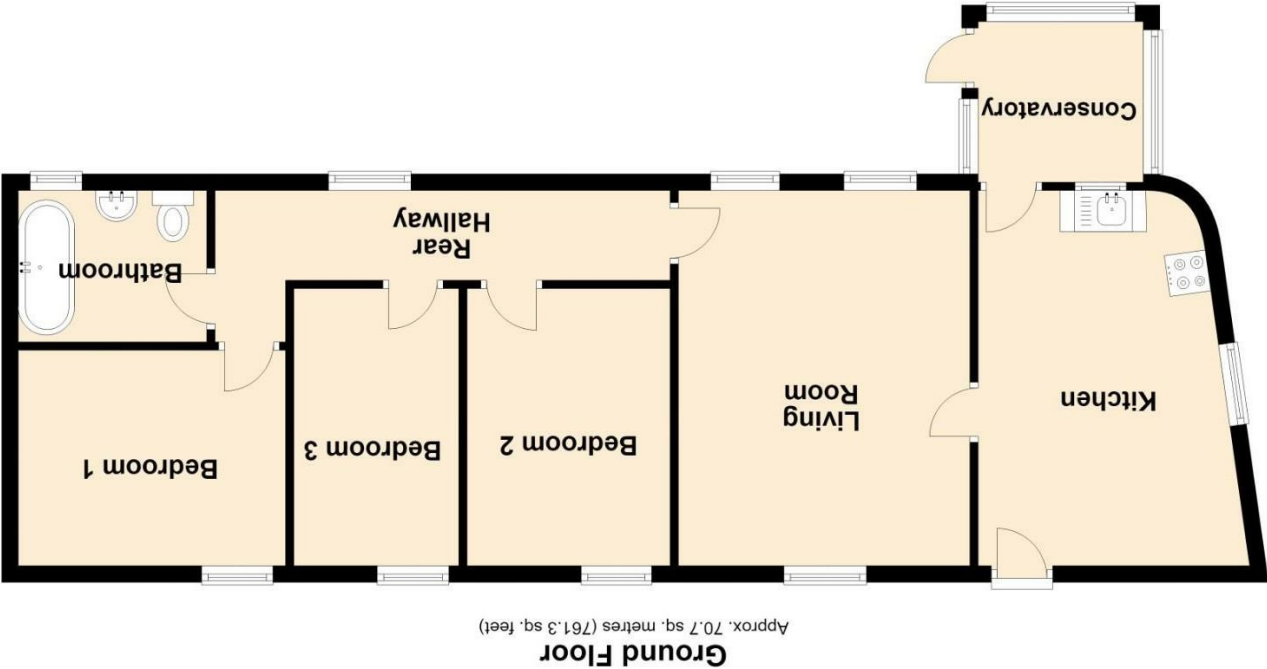




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Total area: approx. 70.7 sq. metres (761.3 sq. feet)



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		
		59 D	
			75 C