



Tom Parry

Gwydryn Bach, Beach Road, Porthmadog, LL49 9YA

£150,000

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Nestled on the charming Beach Road in Morfa Bychan, Porthmadog, this delightful detached cottage presents a wonderful opportunity for those seeking a serene coastal retreat. With two well-proportioned bedrooms and a comfortable reception room, the property offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The cottage is set within large private gardens, providing ample outdoor space for gardening enthusiasts or families looking to enjoy the fresh air.

This property also holds significant potential for modernisation or redevelopment, subject to the requisite statutory consents, allowing the new owner to tailor the space to their personal taste and lifestyle. Whether you envision a contemporary update or a complete transformation, the possibilities are abundant.

Located in a picturesque area, the cottage is just a stone's throw away from the stunning coastline, making it an ideal base for those who appreciate the beauty of nature and outdoor activities. With parking available for one vehicle, accessibility is assured.

In summary, this detached cottage on Beach Road is not just a home; it is a canvas for your dreams, set in a beautiful location that offers both tranquillity and adventure. Do not miss the chance to make this charming property your own.

Our Ref: P1629

ACCOMMODATION

All measurements are approximate

Living Room

with carpet flooring; front door; window; feature focal point brick fireplace & hearth

Bedroom 1/Dining Room

with carpet flooring; 2 windows; electric storage heater

Inner Hallway

with vinyl flooring

Kitchen

with a range of wall & base units with worktop over; part tiled walls; integrated oven; space for undercounter fridge; dual aspect windows and vinyl flooring

Bathroom

with vinyl flooring; part tiled walls; window; pedestal sink basin; bath with overhead shower

Separate WC

with vinyl flooring; WC; window.

Bedroom 2

with window

EXTERNALLY

The property is access via its own gated entrance; the property is situated on a large plot providing off road private parking. Mainly laid to lawn with mature shrubs and trees surrounding the boundary. There is a detached garage to the side of the property.

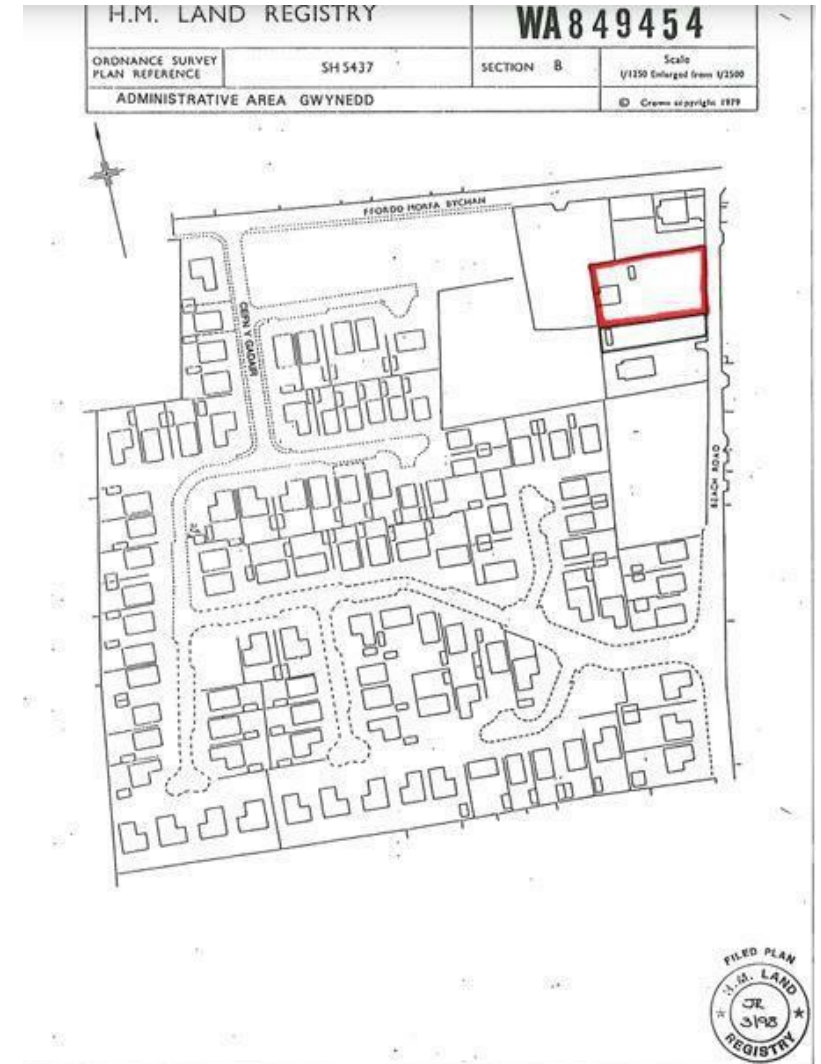
SERVICES

Mains water and electricity. Drainage from septic tank.

MATERIAL INFORMATION

Tenure; Freehold
Council Tax Band; "C"

Note that neither the Vendor nor the Agents will make any planning related enquiries to the local authority.







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.

EPC Awaited



Floor plan Awaited