



# Tom Parry

91, Cefn Y Gader, Porthmadog, LL49 9JA

£275,000

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

Tom Parry & Co are delighted to offer for sale this fantastic two bedroom bungalow, nestled in the popular residential area of Cefn Y Gader, Morfa Bychan. This beautifully finished detached bungalow offers a delightful retreat for those seeking comfort and convenience. Spanning an impressive 797 square feet, the property features two well-appointed bedrooms and two modern bathrooms, making it an ideal choice for small families or couples.

Upon entering, you will be greeted by a welcoming reception room that exudes warmth and character, perfect for relaxing or entertaining guests. The bungalow has been thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout.

One of the standout features of this property is the outdoor space with covered seating area and lawn at the rear. The converted garage, which has been transformed into a practical utility space, adds to the overall functionality of the home. This versatile area can be used for laundry or additional storage, catering to your everyday needs.

Located in the picturesque Morfa Bychan, you will find yourself surrounded by stunning landscapes and a friendly community, just a short walk from the beach. Viewing is highly recommended.

**Our Ref: P1623**

### ACCOMMODATION

All measurements are approximate

#### Entrance Hallway

#### Living Room

with wood effect tiled flooring; window and French doors to the garden at the rear; space for dining table and radiator

#### Kitchen

with a range of modern fitted wall and base units; integrated double oven; hob with extractor fan over; ceramic one and a half bowl sink and drainer; space and plumbing for dishwasher and tiled splashbacks

#### Bedroom 1

with picture window; wood effect laminate flooring and radiator

#### En-Suite

with panelled bath with hand held shower; shower cubicle; WC and wash basin set in vanity unit

#### Bedroom 2

with wood effect laminate flooring and radiator

#### Shower Room

with shower cubicle; wash basin set in vanity unit and low level WC

### EXTERNAL AREAS

With lawn to the front and driveway to the side; power supply at front of the house; garage converted to utility space; patio at the rear with covered seating area and lawn behind.

### SERVICES

Mains water, electricity and drainage

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Currently business rates apply as has been a succesful holiday let but bookings have now been ceased to allow the sale.

Contents available by separate negotiation.







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.

Floor plan Awaited



| 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             |         |           |
|       |               | 40 E    | 73 C      |