



**Tom Parry**

The Bungalow, Chalet Park, Porthmadog, LL49 9YQ

**£365,000**

## The Bungalow Chalet Park, Porthmadog, LL49 9YQ

Tom Parry & Co are delighted to offer for sale this much loved second home, nestled in the charming Chalet Park of Morfa Bychan, Porthmadog. Owned by the family since construction, this delightful three-bedroom property offers a perfect blend of comfort and outdoor enjoyment. With a spacious living accommodation, the property is designed to provide a warm and inviting atmosphere for both relaxation and entertaining.

The bungalow features three well-proportioned bedrooms, including one with en-suite, making it an ideal choice for families or those seeking extra space for guests. One of the standout features of this property is its excellent outdoor space. The garden is thoughtfully designed, boasting a delightful BBQ pagola, perfect for summer gatherings, and a dedicated games area that promises endless fun for family and friends.

Additionally, the location is a true gem, with a short walk leading you to the beautiful beach, where you can enjoy the stunning coastal scenery and fresh sea air.

In summary, this spacious bungalow in Morfa Bychan is not just a home; it is a lifestyle choice, offering both comfort and the joys of outdoor living in a picturesque setting.

**Our Ref: P1620**

### ACCOMMODATION

All measurements are approximate

#### Entrance Hallway

with spacious cloak cupboard; access to loft; a combination of both tiled and carpet flooring and electric storage heater

#### Lounge/Diner

with triple aspect windows, including sliding patio doors onto the rear garden; log burning stove; generous dining area; carpet flooring and electric storage heaters

#### Kitchen

with a range of fitted wall and base units; integrated double oven with hob and extractor fan over; one and a half bowl stainless steel sink and drainer; space for fridge freezer, set within fitted larder unit; wood effect flooring and hatch through to dining area

#### Bedroom 1

with window overlooking garden; carpet flooring and electric storage heater

#### En-Suite

with large shower cubicle; wash basin set within vanity unit; low level WC and heated towel rail

#### Bedroom 2

with built in cupboard; carpet flooring and electric storage heater

#### Bedroom 3

with built in cupboard; carpet flooring and electric storage heater

#### Bathroom

with large shower cubicle; pedestal wash basin and low level WC

#### Utility Room

with space and plumbing for washing machine; sink and drainer on base unit - accessed externally at the rear of the house

#### EXTERNALLY

The property has a slate shale patio to the front, enclosed within uPVC picket fencing providing a perfect al fresco dining area. There is an attached garage to the side of the house with electronic up and over door.

At the rear, the 'L' shaped garden has been laid to slate patio slabs and includes a large games area with table tennis table and outdoor pool table which are included in the sale. There is a BBQ pagola with stooled seating area to the side and a set of rattan loungers to the side. There is also a good sized timber storage shed.

#### SERVICES

Mains water, electricity and drainage

#### MATERIAL INFORMATION

Tenure: Freehold - no onward chain

Council Tax: Band D

Contents available by separate negotiation.







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.

