



**Tom Parry**

16, Morfa Lodge Estate, Porthmadog, LL49 9PF

**£275,000**

## 16 Morfa Lodge Estate, Porthmadog, LL49 9PF

Tom Parry & Co are delighted to offer for sale this fantastic family home on the popular residential street of Morfa Lodge, a short walk from the centre of Porthmadog. The house boasts three bedrooms & two bathrooms, and with three well-proportioned reception rooms, this property provides ample space and endless potential. Whether you are the host for family gatherings or a family with multiple hobbies, the spacious living accommodation allows a versatile lifestyle.

One of the standout features of this property is the private off-road parking, accommodating up to three vehicles, which is a rare find in such a desirable location as well as having the separate garage. Furthermore, the property is conveniently situated further up in the quiet cul-de-sac, within walking distance of the high street amenities, making daily errands and leisure activities easily accessible.

Whether you are a growing family or seeking a peaceful retreat, this property is sure to meet your needs and exceed your expectations. Early viewing is highly recommended.

**OUR REF: P1572**

### ACCOMMODATION

#### GROUND FLOOR

##### Entry Porch

with tiled flooring; radiator; patio doors to front.

##### Inner Hallway

with carpet flooring; radiator; understairs storage cupboard.

##### Study

with carpet flooring; radiator; understairs storage cupboard; door to side access.

##### Rear Lounge

with carpet flooring; radiator; wall mounted gas fire situated on slate hearth; sliding patio doors to rear decking area.

##### Dining Room (L shaped)

with carpet flooring; radiator - I shaped with dual open plan aspect into office & kitchen space.

##### Front Lounge

with carpet flooring; radiator; large picture window to front; stone fire place surround with large slate hearth housing gas fire; sliding doors into dining area.

##### Kitchen

with laminate vinyl flooring; radiator; a range of wall & base units with worktop over; integrated oven; integrated microwave; gas hob with extractor over; undercounter dishwasher; stainless steel sink & drainer; space for free standing fridge/freezer; window & door into utility.

##### Utility Room

with laminate flooring; workspace over free standing washing machine & dryer; door to rear garden.

##### WC

with tiled flooring & panelled walls, low level WC.

##### Downstairs Washroom

with tiled flooring & panelled walls, sink basin fitted within vanity unit; easy access walk in bath with overhead shower.

#### FIRST FLOOR

##### Landing

with carpet flooring; radiator; airing cupboard; window; access to loft. Loft is boarded, with drop down ladder & electricity.

##### Bedroom 1

with carpet flooring; radiator; window to front; fitted cupboard.

##### Bedroom 2

with carpet flooring; radiator; window to front; fitted wardrobes.

##### Bedroom 3

with carpet flooring; radiator; window to rear; fitted wardrobes.

##### Shower Room

with tiled flooring; tiled walls; large walk in shower with panelled surround; "mira sport" electric shower; heated towel rail; low level WC; sink basin fitted within vanity unit.

#### EXTERNALLY

The property can be accessed with vehicle access or by foot. Private off road parking is available to the front elevation, a tarmac drive leads up to the garage and around. A border of paved slabs & stones cover one side of the drive, decorated with free standing plant pots & mature shrubs. A handful of stairs lead to the front door; access to the side and rear gardens can be obtained through the side gate.

The tarmac drive provides an even surface all the way around to the rear garden, where a pathway of large concrete slabs provides access to the decking area & far rear garden. There is a wrap around decking newly installed, with astroturf providing a non slip surface. One side of the garden is decorated with mature shrubs & plants, with two large garden sheds situated behind. The garden continues upwards, with some levels becoming tiered.

The garage can be accessed at the front by an electric "up and over" door; or through a second door at the rear. Garage has electricity.

#### SERVICES

All mains services.

#### MATERIAL INFORMATION

Tenure; Freehold  
Council Tax Band; "D"

Construction - property's construction is steel frame.





# Tom Parry

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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.

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		
		70 C	78 C

