

Riall , Porthmadog, LL49 9YH

£425,000

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The property has been cleverly developed over the years to create a spacious and well thought out home with the added bonus of some ancillary built rooms to the garden. This property just about has everything you could wish for.

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Entry is via the door to the front of the property which leads into a central hallway. From the central hallway you step into a lounge which is spacious and situated to the front of the property with a large window with views over towards nearby hills, stepping on from this room on the wooden laminate flooring you enter a further sitting room again with views to the front.

The property has a family size dining room which in turn leads through to an extra reception room found to the rear of the property. The kitchen is well equipped and has a built in 5 burner range with double ovens and extractor. The kitchen is furnished with a range of shaker style wooden doored base, wall and drawer units with roll top work surfaces. From the kitchen and from the rear reception room you will find entry to the large conservatory which is both substantial and spectacular with its views out into the rear garden. This is an incredibly useful space and can be laid out in a variety of ways. This in turn has doors opening out to the rear garden.

Also on the ground floor is a utility room with a cloakroom WC to one side and with its own external door to the front side of the property.

Being a bungalow there is of course a ground floor bedroom and two of the property's bathrooms are also found on the ground floor, both are well appointed and stylishly finished.

The first floor of the property boasts three additional bedrooms one of which has an en-suite shower room. The velux windows on the first floor provide excellent views across the local landscape.

The enclosed rear garden has a variety of features and does include a hot tub room as well as a further building which has been laid out with a sauna room as well as a games and entertainment room, all of course easily accessed from the garden path. There is a pergola that creates a nice feature for a barbeque area.

The front of the property is set back from the road and has a driveway with parking for motor vehicles.

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Dimensions
Ground Floor
Hall

Lounge 5.00m x 3.00m
Sitting Room 3.80m x 3.30m
Dining Room 3.80m x 2.75m
Snug 4.24m x 3.30m
Kitchen 3.82m x 3.28m
Utility Room
Cloakroom WC
Conservatory 9.00m x 5.00m
Bathroom 2.70m x 2.20m
Bathroom 3.70m x 1.80m
Bedroom 3.83m x 3.66m
First Floor
Bedroom 5.04m x 4.58m
En-Suite
Bedroom 4.30m x 3.92m
Bedroom 2.30m x 2.25m
Outside
Hot Tub Room 4.00m x 3.00m
Games Room 7.00m x 4.00m
Sauna Room 4.00m x 4.00m

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Location

Morfa Bychan is a picturesque coastal village located in Gwynedd, North Wales, near the popular resort town of Porthmadog. Known for its stunning sandy beach and its proximity to the scenic landscape of Eryri (Snowdonia National Park), Morfa Bychan offers visitors a tranquil and idyllic retreat with a range of outdoor activities and natural attractions.

The village is situated along the Llyn Peninsula, a region renowned for its rugged coastline, charming villages, and vibrant Welsh culture. Morfa Bychan itself is cherished for its expansive sandy beach, known as Black Rock Sands, which stretches for miles along the coastline. This beach is not only a haven for sunbathers and swimmers but also provides ample space for activities such as kite flying, beachcombing, and leisurely strolls against the backdrop of the sparkling sea and the distant peaks of Snowdonia.

In addition to its natural beauty, Morfa Bychan is a gateway to outdoor adventures, with opportunities for water sports, coastal walks, and birdwatching. The nearby Glaslyn Estuary, a haven for birdlife, provides a serene setting for nature enthusiasts to observe various species in their natural habitat, including migratory birds and resident species.

For those seeking a bit of local charm and culture, the surrounding area offers numerous points of interest, including historic landmarks, ancient ruins, and traditional Welsh pubs where visitors can savour authentic cuisine and immerse themselves in the warm hospitality of the region.

Near Morfa Bychan, visitors can explore enchanting woodlands, serene lakes, and cascading waterfalls within the Eryri. The park, known for its diverse landscapes and outdoor activities, is a paradise for hikers, mountain bikers, and nature lovers, offering a chance to discover the natural wonders of North Wales.

Morfa Bychan's tranquil atmosphere, scenic beauty, and proximity to both the coast and the mountains make it an ideal destination for those seeking a peaceful seaside escape with easy access to a wealth of outdoor pursuits and natural splendour. Whether enjoying the simple pleasures of a day at the beach, exploring the region's cultural heritage, or delving into the wilderness of Snowdonia, Morfa Bychan invites visitors to unwind and embrace the harmonious blend of coastal charm and natural grandeur that defines this alluring corner of Wales.

Porthmadog is a bustling harbour town located in Gwynedd, Wales. It sits on the Glaslyn Estuary and is rich in history, culture, and natural beauty. The town was originally a slate port, serving as a vital link in the region's slate industry during the 19th century.

One of the most iconic features of Porthmadog is the Ffestiniog Railway, a historic narrow-gauge heritage railway that runs from the town to the slate-quarrying town of Blaenau Ffestiniog. This railway is a significant tourist attraction, offering stunning views of the surrounding landscape and providing a unique glimpse into the area's industrial past.

The town's charming harbour is another focal point, lined with shops, restaurants, and cafes. Visitors can take leisurely strolls along the harbour, enjoying views of moored boats and the picturesque waterfront. The maritime atmosphere is palpable, and the town's seafaring heritage is still very much alive. The harbour provides access out into Cardigan Bay for those more nautically inclined. The Bay is a magnet for a variety of water sport activities.

Porthmadog is also a gateway to some of North Wales' most stunning natural landscapes. Eryri (Snowdonia National Park), known for its rugged mountains, pristine lakes, and diverse wildlife, is just a short distance away. Outdoor enthusiasts can explore the park's hiking trails, go mountain biking, or partake in water-based activities in the nearby lakes and rivers.

For those interested in history and culture, Porthmadog offers a rich tapestry of heritage sites and attractions. The town is home to several historic buildings, including beautiful old homes and churches

that speak to its past. The surrounding area also boasts ancient castles, such as Harlech Castle, which is a UNESCO World Heritage site.

In addition to its historic and natural attractions, Porthmadog hosts a variety of events and festivals throughout the year. From food festivals to music events, there's always something happening in the town, providing opportunities for locals and tourists to come together and celebrate.

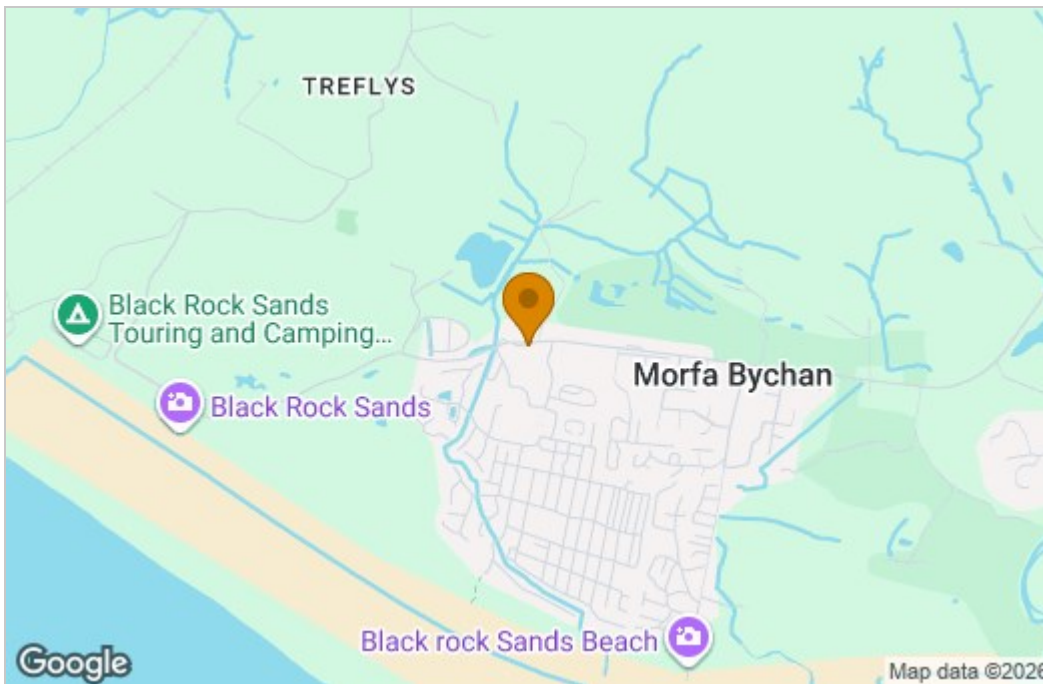
All in all, Porthmadog is a destination that offers a perfect blend of history, natural beauty, and Welsh charm. Whether visitors are seeking outdoor adventures, cultural experiences, or simply a relaxing getaway, the town and its surroundings cater to a wide range of interests and provide a warm welcome to all who come to explore its treasures.

Floor Plan



For Illustrative Purposes Only ~ not too scale

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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