

Tom Parry

5, Gerddi Madryn, Chwilog, LL53 6TH

£300,000

5 Gerddi Madryn, Chwilog, LL53 6TH

Tom Parry & Co are delighted to bring to you, new to the market, this stunning 3 bedroom detached property located on the Gerddi Madryn estate in Chwilog. It offers a perfect blend of modern, spacious living with tranquil surroundings. This property is ideal for families or those seeking a new home that requires no work, simply just move in.

One of the standout features of this property is its generous south facing garden, which offers undisturbed views of the surrounding landscape. With patio doors leading directly from the spacious kitchen/dining area, entertaining guests or just keeping an eye on the children playing is a luxury in itself. Privacy and convenience is key with a WC to the ground floor & two bathrooms on the first floor.

The integrated garage provides additional storage, while off-road parking for up to two vehicles adds to the practicality of this delightful home. The absence of an onward chain means that you can move in without delay, making this an attractive option for those eager to settle into their new home.

The property is within walking distance of the village's pub/restauraunt. A local primary school as well as a local playgroup is also just a short walk away. The village is conveniently located between Pwllheli, Criccieth & Porthmadog, with the public transport hub located just over the road.

With its modern design and spacious layout, this house is not just a place to live, but a place to thrive. Don't miss the opportunity to make this beautiful house your new home, early viewing is highly recommended.

OUR REF: C427

ACCOMODATION

GROUND FLOOR

Hallway
with laminate flooring; radiator.

Living Room
with carpet flooring; radiator; modern panelled feature wall; window to front.

Kitchen
with laminate flooring leading on from hallway, a range of modern gloss, soft close wall & base units with worktop over; intergrated fridge/freezer; intergrated oven; intergrated microwave; intergrated dishwasher; hob with extractor over & splashback, large composite sink & drainer;; part tiled walls; understair storage cupboard, door to garage; patio doors leading onto patio area & window to rear.

FIRST FLOOR

Landing
with carpet flooring; radiator.

Bedroom 1
with carpet flooring; radiator; fitted storage cupboard; window to front; en-suite.

En Suite
with tiled flooring; heated towel rail; low level WC; sink basin fitted within vanity unit with mirror; free standing walk in shower cubicle.

Bedroom 2
with carpet flooring; radiator; patio doors with juliet balcony glass baniste.

Bedroom 3
with carpet flooring; radiator; window to rear.

Bathroom
with tiled flooring; heated towel rail; low level WC; sink basin fitted within vanity unit with overhead mirror; bath with overhead shower & screen.

Garage
with access door directly from kitchen, it can also be accessed by an up and over door at front or a rear door. The garage has been converted & is currently used as a home gym. The garage also houses the boiler; with space and plumbing for the washing machine & tumble dryer.

EXTERNALLY

The front of the property presents beautifully, with a small area of lawned grass & a tarmacadan driveway with space for 2 vehichles.

At the rear there is a paved patio area providing ample space for seating & entertainment. A free standing shed is also conveniently located. A generous area of lawned grass sits at the rear with undistrupted views of the local fields. The garden is south facing.

SERVICES

Electricity & drainage. A shared LPG tank supplies the whole estate individually with gas, everyone has their own personnal meters.

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band "E"
Property is being sold with no onward chain. Fittings and furniture are also available to be purchased additionally as a seperate negotiation.
10 year NHBC warranty - 5 years left. High energy rating and score.



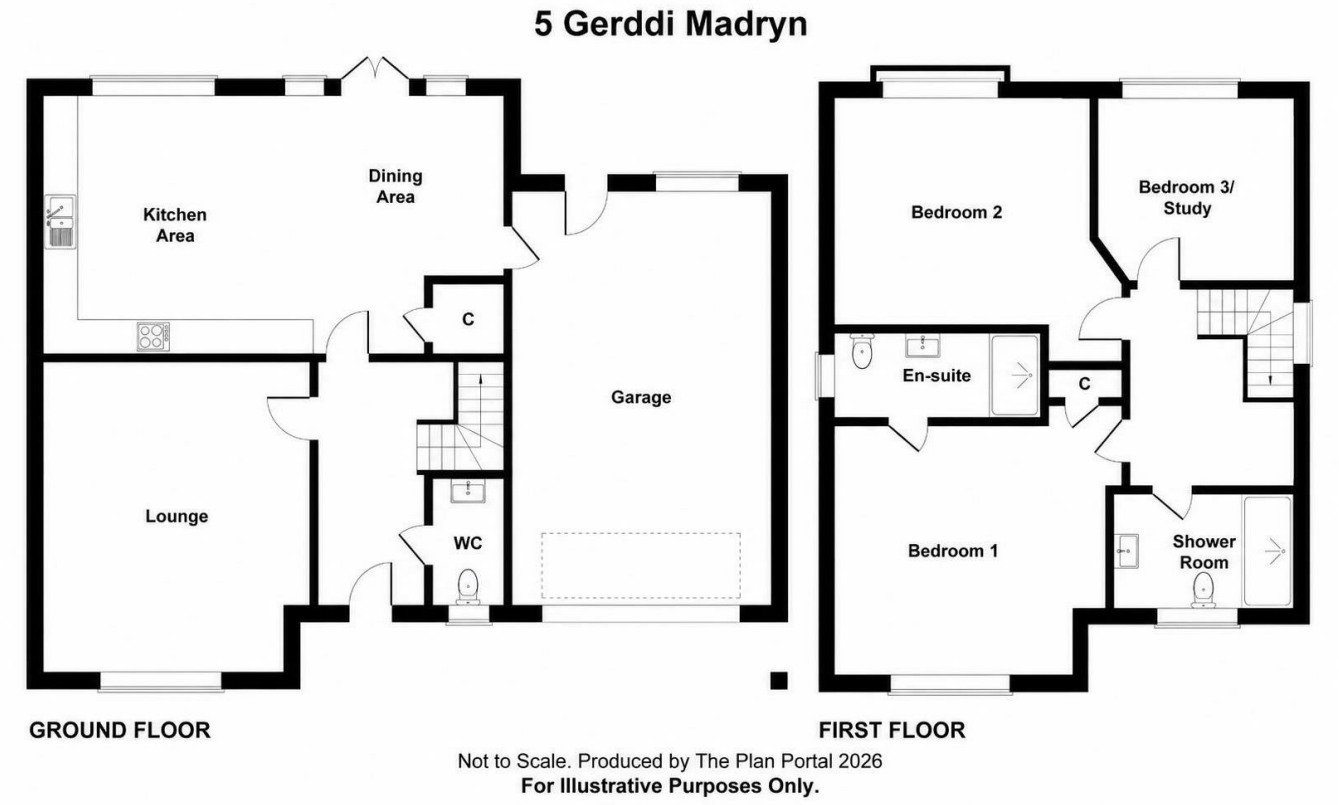














NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

OnTheMarket.com
The Property Ombudsman
rightmove find your happy

Tom Parry
01766 512505
tomparry.co.uk