



Tom Parry

8 Garreg Goch, Porthmadog, LL49 9YD

£335,000

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Tom Parry & Co are delighted to offer for sale this beautifully finished bungalow, situated on the popular 'Garreg Goch' estate in Morfa Bychan. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat by the sea. The two inviting reception rooms provide ample space for relaxation and entertaining, making it an ideal home for both quiet evenings and lively gatherings.

One of the standout features of this bungalow is the large garden, which boasts a raised decking area, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. The garden offers a wonderful space for children to play or for gardening enthusiasts!

Situated just a short walk from the beach, this property allows you to enjoy the stunning coastal scenery and the refreshing sea breeze at your leisure. The location is not only picturesque but also convenient, with local amenities within easy reach.

Additionally, the property comes with the advantage of no onward chain, making the buying process straightforward and hassle-free. This bungalow is a rare find in such a desirable area, combining modern living with the tranquillity of coastal life. Whether you are looking for a permanent residence or a holiday home, this property is sure to impress. Do not miss the opportunity to make this lovely bungalow your own.

Our Ref: P1250

ACCOMMODATION

The accommodation briefly comprises the following. All measurements are approximate:

Entrance Hallway

A spacious hallway with both cloak storage and a built in airing cupboard; with wood flooring, loft access and radiator

Living Room

With a large picture window to the front; natural flame effect fire; wooden floors and radiator

Kitchen/Diner

with a range of modern white wall and base units with solid wood worktop over; ceramic sink and drainer; integrated "Bosch" appliances including double oven, microwave, dishwasher and induction hob with extractor over; space and plumbing for a washing machine; space for a larder style fridge freezer; breakfast bar; door to the side; TV point to dining area and two radiators

Bedroom 1

with built in wardrobes; wood effect flooring and radiator

Bedroom 2

with built in wardrobes; wood effect floors and radiator

Bedroom 3

with wood effect flooring and radiator

Bathroom

with a large shower with brick effect tiled surround; low level WC; wash basin with cabinet over; heated towel rail and wood effect flooring

EXTERNALLY

The front garden has a large double gated "in and

out" driveway with slate shingle covering and raised planters formed of railway sleepers. There is gated access to the side leading to a slate shingle and stone flag walkway to the rear.

The generous rear garden is laid mainly to lawn with a patio area at the rear of the house and a raised timber decking area at the rear of the garden. There are raised railway sleeper planters with a range of mature plants and shrubs to the perimeter.

SERVICES

Mains electricity, water and drainage. Metered gas supply.

MATERIAL INFORMATION

Tenure: Freehold - no onward chain

Council Tax: Band C

The vendor advises that the property was completely re-rendered in 2025.







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working ability.

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

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