



Tom Parry

30, Cefn Y Gader, Porthmadog, LL49 9YS

£229,500

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Nestled in the charming area of Cefn Y Gader, Morfa Bychan, this delightful bungalow presents an excellent opportunity for those seeking a spacious family home. The bungalow features a generous reception room, ideal for both relaxation and entertaining guests. The large front and rear gardens provide ample outdoor space for gardening enthusiasts or for children to play, making it a wonderful setting for family gatherings or quiet evenings in the fresh air. The private drive adds convenience and ensures that parking is never a concern, while the detached garage offers additional storage or the potential for a workshop.

This property also presents an exciting opportunity for modernisation, allowing new owners to put their personal stamp on the home and create a living space that truly reflects their style and needs. With its potential and prime location, this bungalow is a rare find in the Morfa Bychan area.

In summary, this spacious three-bedroom bungalow with large gardens, a private drive, and a detached garage is a fantastic opportunity for anyone looking to settle in a peaceful yet accessible location. Don't miss the chance to make this property your own and enjoy all that it has to offer.

Our Ref: P1672

Council Tax: Band D

ACCOMMODATION

No onward chain

All measurements are approximate

Entrance Hallway

with airing cupboard housing hot water tank

Lounge/Diner

with dual aspect windows; carpet flooring and two radiators

Kitchen

with a range of fitted wall and base units; space and plumbing for washing machine and dishwasher and door to garden

Bedroom 1

with carpet flooring and radiator

Bedroom 2

with carpet flooring and radiator

Bedroom 3

with carpet flooring and radiator

Bathroom

with bath; wash basin and low level WC

EXTERNALLY

The property has a long frontage, a rarity on this estate and enjoys a large lawned garden to the front of the house.

There is a private driveway to the side, leading to the front of the garage and a private garden at the rear, laid to lawn.

SERVICES

Mains water, electricity and drainage.

MATERIAL INFORMATION

Tenure: Freehold







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.

EPC Awaited



Floor plan Awaited