



# Tom Parry

10, Tyddyn Adi, Morfa Bychan, LL49 9YU

£245,000



## 10 Tyddyn Adi, Morfa Bychan, LL49 9YU

Tom Parry & Co are delighted to offer for sale this fantastic semi-detached house in the picturesque Morfa Bychan. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for a growing family or visiting guests.

One of the highlights of this property is the stunning mountain views that can be enjoyed from various rooms, providing a sense of tranquillity and natural beauty. The bright conservatory is a lovely addition, offering a peaceful spot to enjoy a cup of tea while taking in the surrounding scenery.

Convenience is key with parking available for two vehicles and an integral garage, ensuring that you never have to worry about finding a parking space in this popular seaside village. Additionally, the property is just a short walk from the beach, allowing you to easily enjoy leisurely strolls along the coastline or soak up the sun on sandy shores.

Houses on Tyddyn Adi rarely come to market and early viewing is recommended.

**Our Ref: P1499**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Porch

with tiled floor and radiator

#### Lounge/Diner

a dual aspect room with bay window to the front and 'French' doors to the conservatory at the rear; wood flooring; gas fire set in marble surround and hearth; recessed shelving; space for dining table and 2 radiators

#### Kitchen

with fantastic mountain views at the rear; a range of modern built in wall and base units; integrated fridge freezer; pull out larder cupboards; integrated dishwasher; integrated oven and microwave; electric hob with extractor over and glass splashback; stainless steel sink and drainer; large under stair pantry; tiled flooring and radiator

#### Conservatory

with fantastic views over the garden and mountains beyond; 'French' doors to garden area; tiled flooring; tall feature radiator and doors to wet room and integral garage

#### Wet Room

with low level WC; wash basin; shower and heated towel rail

#### Integral Garage

with space and plumbing for washing machine; fitted wall and base units; light and power connected.

### FIRST FLOOR

#### Landing

with loft access

#### Bedroom 1

with fantastic views towards Moel Y Gest; built in wardrobes; carpet and radiator

#### Bedroom 2

with mountain views; built in cupboard, carpet and radiator

#### Bedroom 3

with two built in cupboards; carpet and radiator

#### Bathroom

with 'P' shaped bath with shower over and glass screen; low level WC; wall hung wash basin; built in airing cupboard housing wall mounted 'Worcester' boiler; heated towel rail and tiled walls and floors

### EXTERNALLY

The property has a private driveway to the front of the integral garage at the side of the property. There is a small lawn with mature shrubs to the side of the driveway and entry is then into the house through the porch.

The rear garden can be accessed from the conservatory or at the side of the house. It is laid to lawn with a patio area to enjoy fantastic mountain views.

### SERVICES

Mains water, electricity and drainage. LPG fired central heating.

### MATERIAL INFORMATION

Tenure: Leasehold Term: 999 years, Term Remaining: 951 years.

Ground Rent: £37.20 paid in 2 instalments to Managing Agents

Council Tax: Band C

Contents available by separate negotiation.





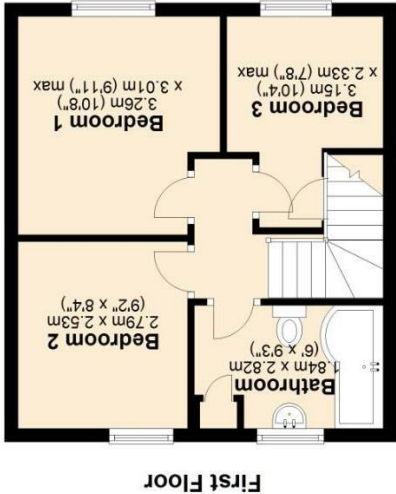




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		

