



**Tom Parry**

93, Cefn Y Gader, Porthmadog, LL49 9JA

**£279,000**

## 93 Cefn Y Gader, Porthmadog, LL49 9JA

Tom Parry & Co are delighted to offer for sale this delightful three-bedroom detached bungalow, nestled in the popular residential area of Cefn Y Gader, Morfa Bychan. The property offers a perfect blend of comfort and coastal living with its spacious layout, this property is ideal for families or those seeking a peaceful retreat by the sea.

The bungalow offers spacious accomodation with a large reception room; kitchen; bathroom & three bedrooms. The private garden, provides a serene outdoor space for relaxation and enjoyment allowing you to unwind in the fresh air. Additionally, the convenience of off-road parking ensures that you will never have to worry about finding a space for your vehicle.

Situated in a picturesque seaside location, this home allows for easy access to the beautiful beaches and stunning coastal scenery; as well as having a well established golf club within walking distance. This property presents a wonderful opportunity to embrace a tranquil lifestyle in a sought-after location. Early viewing is highly recommended.

### OUR REF: P1612

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Hallway

with oak laminate flooring; radiator; built in storage cupboard with "Warmflow" boiler.

#### Lounge

with carpet flooring; radiator; large picture window overlooking rear garden; feature red brick fireplace with electric fireplace fitted on slate hearth.

#### Kitchen

with a range of wall & base units with worktop over; tiled flooring; radiator; single sink & drainer; space and plumbing for washing machine; intergrated oven with extractor over; intergrated frige & freezer; part tiled walls/splashback; door to conservatory.

#### Conservatory

with tile flooring; radiator; door to rear garden.

#### Bedroom 1

with carpet flooring; radiator; window to side.

#### Bedroom 2

with carpet flooring; radiator; window to front and en-suite.

En-suite consists of a low level WC, free standing shower cubicle & wall mounted sink basin

#### Bedroom 3

with carpet flooring; radiator; window to front; built in wardrobe/storage.

#### Bathroom

with vinyl flooring; part panelled walls; low level WC; pedestal sink basin; bath with overhead shower & screen; heated towel rail.

### EXTERNALLY

At the front of the property there is ample off road parking for several vehicles & direct access to garage. There is a lawned area of grass, with a walkway made of paved slabs.

At the rear there is a small private patio area; and a spacious area of lawned grass with a border of mature shrubs and plants. Access to the garage and side gate is easily accessible from here.

### SERVICES

Mains electricity, drainage - oil fired central heating.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: "D".



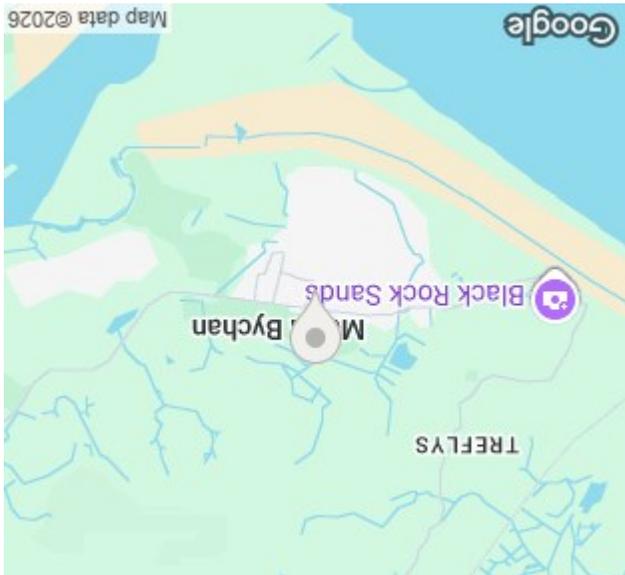




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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