



**Tom Parry**

75, Cefn Y Gader, Porthmadog, LL49 9YS

**£265,000**



## 75 Cefn Y Gader, Porthmadog, LL49 9YS

Tom Parry & Co are delighted to offer for sale this fantastic detached bungalow, situated on the popular estate of Cefn Y Gader in Morfa Bychan. The property offers a unique opportunity for those seeking a tranquil lifestyle in a picturesque setting. Although the property spans an impressive area, the true value lies in its potential to become a warm and inviting family home.

The property has been substantially refurbished and whilst some finishing touches are required the modern kitchen, living room, conservatory and three good sized bedrooms offered by this property, have ample space for families to enjoy.

The surrounding area is renowned for its stunning natural beauty, with the breathtaking beaches and landscapes of Snowdonia National Park just a stone's throw away. Residents can enjoy the nearby sandy beaches, perfect for leisurely strolls or family outings, as well as a variety of local amenities that cater to everyday needs.

**Our Ref: P1597**

### ACCOMMODATION

All measurements are approximate

#### Entrance Hallway

with generous storage cupboard; laminate flooring; access to roof space and radiator

#### Kitchen

with a range of modern built in base and tall larder cupboards; stainless steel sink; integrated electric oven and hob; space and plumbing for washing machine and dishwasher and decorative tiled splashbacks

#### Lounge/Diner

with a large picture window to the front; laminate flooring and radiator

#### Bedroom 1

with view over garden; laminate flooring and radiator

#### Bedroom 2

currently used as a sitting room, with laminate flooring; sliding doors to conservatory and radiator

#### Conservatory

with tiled flooring; radiator and door to garden

#### Bedroom 3

with laminate flooring and radiator

#### Shower Room

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

#### Separate WC

with concealed cistern WC

### EXTERNALLY

The property is accessed by a private driveway to the side of the house, which leads to the front of a detached garage.

There is a lawned garden to the front of the house and a further lawn at the rear with small concrete patio area. The garden also has the benefit of a garden shed.

### SERVICES

Mains water, electricity and drainage

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D









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.

