



# Tom Parry

97, Cefn Y Gader, Morfa Bychan, LL49 9JA  
£244,950

## 97 Cefn Y Gader, Morfa Bychan, LL49 9JA

Tom Parry & Co are delighted to offer for sale this three bedrooomed bungalow, situated on the popular residential estate of Cefn Y Gader in Morfa Bychan.

The property is situated towards the rear of the estate, with a fantastic quiet location and a good sized rear garden. The property comprises a large lounge diner, kitchen, three bedrooms including one en-suite and a family bathroom. The garden is laid to lawn at the rear with a range of mature shrubs and plants sitting aside a detached garage.

Being a short walk from the beach and the amenities Morfa Bychan has to offer, this property has great potential to be your next fantastic home. Early viewing is highly recommended.

**Our Ref: P1570**

### ACCOMMODATION

All measurements are approximate

#### Entrance Hallway

with airing cupboard housing hot water cylinder with immersion fitted; separate store cupboard and radiator

#### Lounge/Diner

with electric fire set within tile effect surround with timber mantle; large picture window to the front and two radiators

#### Kitchen

with a range of fitted wall and base units with worktops over; stainless steel sink and drainer; space and plumbing for washing machine; space for electric oven; floor mounted 'Trianco Redfire' boiler; radiator and door to side

#### Bedroom 1

with picture window and radiator

#### En-Suite Shower Room

with low level WC; wall hand basin; shower cubicle; tiled walls and floor and radiator

#### Bedroom 2

with picture window and radiator

#### Bedroom 3

with radiator

#### Bathroom

with fitted three piece suite including panelled bath with shower over; low level WC; wash basin; tiled walls and floor and heated towel rail

### EXTERNALLY

The property has the benefit of a private driveway to the side of the house, with parking for up to three cars, as well as a private detached garage with light

and power connected.

The garden to the front of the house is laid to lawn to the side of the driveway. At the rear the garden is laid to lawn with a small patio area and mature shrub borders.

### SERVICES

Mains water, electricity and drainage

### MATERIAL INFORMATION

Tenure: Freehold - main residence

Council Tax: Band D







find your happy



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

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

