



Tom Parry

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

£244,950

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Tom Parry & Co are delighted to offer for sale this three bedroomed 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; was 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







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

