



**Tom Parry**

Audnam, Beach Road, Porthmadog, LL49 9YA

**£475,000**

# Audnam, Beach Road, Porthmadog, LL49 9YA

Tom Parry & Co are delighted to offer for sale this fantastic detached dormer bungalow, nestled off a side road running off the popular Beach Road in Morfa Bychan. 'Audnam' offers spacious living accommodation with breathtaking sea and mountain views. The property boasts an impressive layout, featuring three spacious reception rooms that provide ample space for relaxation and entertainment. With four well-appointed bedrooms, two of which are en-suite, this home is perfect for families or those seeking extra room for guests.

The large outdoor space invites you to enjoy the beauty of the surrounding landscape. A fantastic balcony extends from the property, providing an ideal spot to unwind and soak in the stunning vistas.

Additionally, the property includes a detached games room and garage, offering versatility for leisure activities or extra storage. With parking available for a number of vehicles, this home combines practicality with charm, making it a perfect retreat for those who appreciate both comfort and scenic beauty.

This delightful property is a rare find, promising a lifestyle of tranquillity and enjoyment in one of the most sought-after locations in North Wales. Don't miss the opportunity to make this remarkable bungalow your new home.

## Our Ref: P1598

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Porch

with a large floor area, ideal for cloak storage; wood effect vinyl flooring and radiator

#### Cloakroom

with low level WC and wash basin

#### Boiler Room/Store

with floor mounted 'Worcester' boiler and cloak storage space

#### Open Plan Kitchen/Living Room/Diner

'L' Shaped on plan

#### Kitchen

with a range of fitted wall and base units; integrated double oven with hob and extractor over; integrated fridge freezer; one and a half bowl stainless steel sink and drainer; space and plumbing for washing machine and tiled splashbacks

#### Lounge/Diner

with inset log burning stove set in slate surround; dual aspect windows; two radiators and carpet flooring

#### Hallway

with radiator

#### Bedroom 2

with built in cupboard; carpet and radiator

#### En-Suite

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

#### Sitting Room

with large picture window overlooking conservatory and enjoying garden views beyond; radiator and carpet flooring

#### Conservatory

with 'French' doors leading to the garden; views over garden and tiled floors

#### Rear Porch

with cloak storage and door to rear

#### Inner Hallway

with two fitted storage cupboards and radiator

#### Bedroom 1

with dual aspect windows to the corner enjoying far reaching views over the dunes to the mountains beyond; alcove storage; radiator and carpet

#### Dressing Room

with fitted wardrobes and benching

#### Separate WC

with low level WC

#### Shower Room

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

### FIRST FLOOR

#### Landing

with access to long eaves storage cupboard with fitted shelving within

#### Bedroom 3/Sitting Room

with 'French' doors to access balcony, enjoying far reaching sea and mountain views; carpet flooring and radiator

#### Bedroom 4

with fitted eaves storage; built in cupboard; mountain views; carpet flooring and radiator

#### En-Suite WC

with low level WC; pedestal wash basin and space for shower/bath

### EXTERNALLY

The property is accessed via a private gated gravel driveway to the side of the house, with space for several cars.

To the back of the house there is a decorative garden area with raised planters. To the side of this area there is a large detached games room with full size snooker table and built in storage (7.63m x 5.5m). There is also a car port and large garage with up and over door and side door.

There is a decking area at the back of the house that leads up to the back porch of the house.

At the front there is a large lawned garden running to the edge of the sand dunes and a static caravan.

Across the road at the rear of the house there is also a patch of ground that is also available for sale by separate negotiation.

### SERVICES

Mains water and electricity. Drainage to septic tank.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band E

Property is currently going through probate.



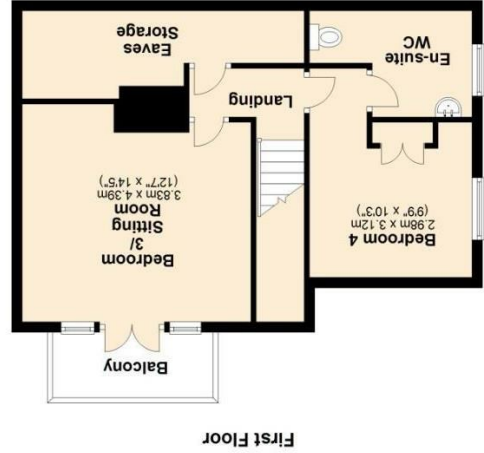
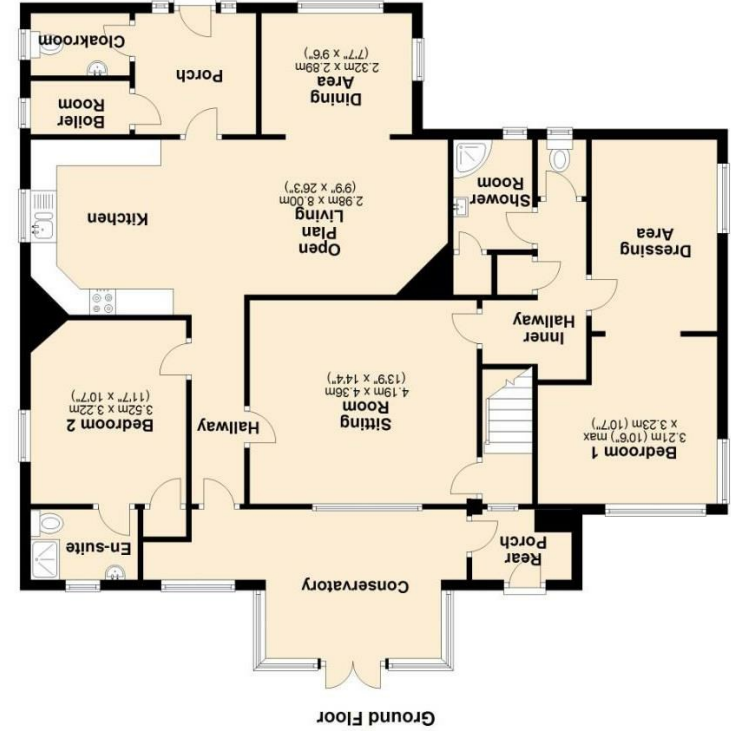


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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E	50 E	
55-68	D		62 D
69-80	C		
81-91	B		
92+	A		

