



Tom Parry

61, Cefn Y Gader, Morfa Bychan, LL49 9YS

£259,950

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Tom Parry & Co are delighted to offer for sale this fantastic dual aspect detached bungalow, nestled in the popular Cefn Y Gader in Morfa Bychan. This bungalow presents an excellent opportunity for those seeking a comfortable family home or a tranquil retreat. The property boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The inviting reception room serves as a perfect gathering space, ideal for relaxation or entertaining friends and family.

With a generous parking area that accommodates a number of vehicles at the rear, convenience is assured for both residents and visitors alike. While the property is already a lovely home, there is significant scope for modernisation, allowing new owners to personalise the space to their taste and lifestyle. This potential for enhancement makes it an exciting prospect for those with a vision for their ideal living environment.

Situated in a peaceful neighbourhood, this bungalow offers a perfect blend of comfort and potential, making it an ideal choice for families, retirees, or anyone looking to enjoy the serene lifestyle that Morfa Bychan has to offer. Early viewing is recommended.

Our Ref: P1555

ACCOMMODATION

All measurements are approximate

Hallway

with airing cupboard housing hot water cylinder with immersion fitted and radiator

Living Room

with electric coal effect fire on a marble hearth with a marble surround and timber mantle; carpet flooring and picture windows with views towards Moel Y Gest to the front

Kitchen

with a range of fitted wall and base units with worktop over; stainless steel sink and drainer; space for electric oven with extractor fan over; door to rear; floor mounted boiler; tiled splashbacks and radiator

Bedroom 1

with patio doors leading to lean-to conservatory; carpet flooring and radiator

Conservatory

with light and power connected; opening onto rear garden

Bedroom 2

with carpet flooring

Bedroom 3

with carpet flooring

Bathroom

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

EXTERNALLY

At the front of the property there is a garden laid to lawn with a pathway to the side of a detached garage.

At the rear there is a long driveway, with ample parking to the front of the garage for several cars. There is a private garden laid to lawn at the rear with the benefit of a timber storage 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.

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