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 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

Candy

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.

OnTheMarket.com
The Property Ombudsman
rightmove find your happy

Tom Parry
01766 512505
tomparry.co.uk