



Tom Parry

7, Cae Eithin, Porthmadog, LL49 9YJ

£395,000

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Nestled in the tranquil cul-de-sac of Cae Eithin in Morfa Bychan, Porthmadog, this delightful detached dormer bungalow offers a perfect blend of modern living and serene surroundings. Built in 2017, this property is just nine years old and boasts a deceptively spacious layout, making it an ideal family home.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the house. The property features three well-proportioned bedrooms, providing ample space for family and guests alike. The garage has been part converted into an additional room, which can be used as a study or occasional bedroom. With three bathrooms, including en-suite facilities, convenience and comfort are at the forefront of this home. The exterior of the property is equally impressive, with off-road parking available for your vehicles, ensuring ease of access. The private garden offers a peaceful retreat, perfect for enjoying the outdoors or entertaining friends and family.

Situated close to a golf club and the beautiful beach, this location is ideal for those who appreciate leisure activities and the natural beauty of the area. Whether you are looking for a permanent residence or a holiday retreat, this charming bungalow in Morfa Bychan is sure to impress. Don't miss the opportunity to make this lovely property your new home.

Our Ref: P1657

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with large 'Velux' window providing a large, light and airy space with double height ceiling up to a gallery landing; two deep cloak cupboards, both with radiators; under stair storage area; timber effect ceramic tiling and radiator

Living Room

with feature corner windows providing dual aspect views to the front; carpet flooring and radiator

Kitchen/Breakfast Room

with a range of modern fitted wall and base units with worktops over; integrated double oven; integrated induction hob with extractor over; integrated fridge freezer; one and a half bowl sink and drainer; feature dual aspect corner window with French doors out to the garden; seating area; timber effect ceramic tiling and tall feature radiator

Utility Room

with a range of fitted wall and base units; space and plumbing for washing machine and tumble dryer; stainless steel one and a half bowl sink and drainer; door to rear garden and timber effect ceramic tiling

Washroom

with low level WC; wash basin set on vanity unit and heated towel rail

Bedroom 1

with carpet flooring and radiator

En-Suite

with shower cubicle; wash basin set on vanity; heated towel rail; low level WC and tiled walls and floor

Study/Occasional Bedroom

with carpet flooring and radiator. This room was a later addition to the property taking part of the space of the original garage.

FIRST FLOOR

Gallery Landing

with glass balustrading overlooking the hallway and carpet flooring

Bedroom 2

with large Velux window; carpet flooring and radiator

Bedroom 3

with two Velux windows, one enjoying views towards Moel Y Gest; carpet flooring and radiator

Bathroom

with panelled bath with shower over; wash basin set on vanity; low level WC; heated towel rail; Velux window and tiled walls and floor

EXTERNALLY

The property is accessed via a private driveway to the front of the house, with the original garage having been partially converted to a bedroom and the remaining area being storage space.

At the rear there is a garden laid to lawn with feature seating area and fire pit, timber shed and patio at the rear of the house.

SERVICES

Mains water, electricity and drainage. LPG fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band E

1 year remaining of NHBC guarantee from original build.







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.

Total area: approx. 171.6 sq. metres (1847.2 sq. feet)

EPC Awaited

