

Tom Parry

Perthi, Morfa Bychan, LL49 9YD

£269,950

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Tom Parry & Co are delighted to offer for sale this fantastic 2/3 bedroomed bungalow, nestled in the charming village of Morfa Bychan. The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, there is plenty of room for family members or visitors to enjoy their own private space. The bathroom is thoughtfully designed to cater to the needs of the household.

One of the standout features of this property is the outside space. There is a generous garden to the rear which enjoys fantastic views towards Moel Y Gest. At the front there is a large front garden/driveway area that provides ample off road parking.

Morfa Bychan is known for its stunning coastal scenery and friendly community atmosphere, making it an excellent choice for those looking to embrace a tranquil lifestyle while still being within easy reach of the beach and local amenities. This bungalow presents a wonderful opportunity to create lasting memories in a picturesque setting.

Our Ref: P1597

ACCOMMODATION

GROUND FLOOR

Hallway
with laminate flooring and radiator

Living Room
with bay window to the front; electric log burner effect fire set in marble effect surround; carpet flooring and radiator

Kitchen/Breakfast Room
with a range of built in wall and base units with worktop over; space for free standing electric oven; composite sink and drainer and space for under counter fridge and freezer. The dining area is set a little higher and benefits from a window to the side and timber effect vinyl flooring

Conservatory
with split areas featuring utlity area with space and plumbing for washing machine and tumble dryer with worktop over and a home office to the other side; door to garden and fantastic views towards Moel Y Gest

Bedroom 1
with bay window to the front; built in wardrobes; carpet and radiator

Bedroom 2
with views over garden; carpet and radiator

Bathroom
with panelled bath with shower over; low level WC; wash basin with vanity and radiator

FIRST FLOOR

Attic 'Snug'
with eaves storage area and carpet flooring

Attic Room
with large 'Velux' rooflight enjoying views towards Moel Y Gest; eaves storage cupboards and carpet

EXTERNALLY
The property is accessed via a shared driveway which leads to a large parking area at the front of the house.

At the rear there is a large garden laid to concrete and paving, with fantastic views towards Moel Y Gest at the rear. There is a large brick store/garage at the rear of the garden and a timber storage shed to the side of the house. At the back of the kitchen there is a patio with framework for a covered veranda.

SERVICES
Mains water, electricity and drainage. Oil fired central heating.

MATERIAL INFORMATION
Tenure: Freehold - main residence

Council Tax: Band D



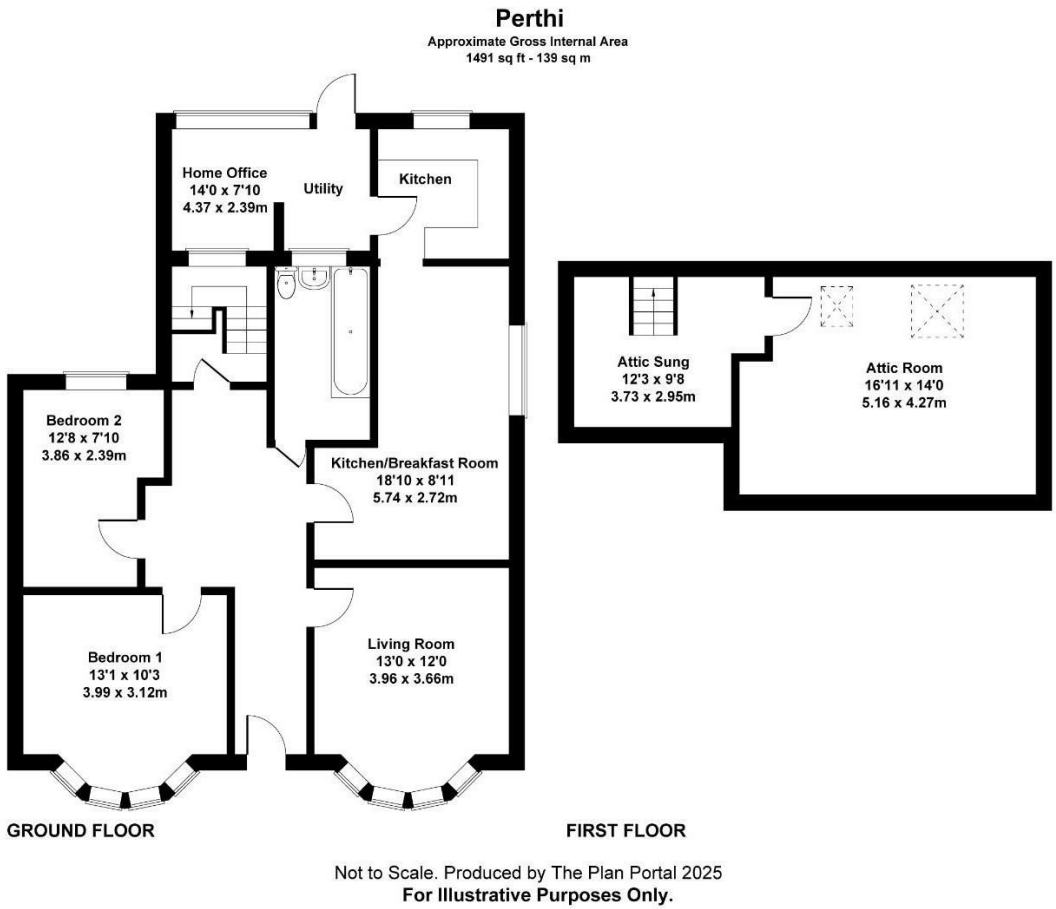














EPC Awaited

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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