Tom Parry

93, Cefn Y Gader, Porthmadog, LL49 9JA

£270,000

93 Cefn Y Gader, Porthmadog, LL49 9JA

Tom Parry & Co are delighted to offer for sale this delightful three-bedroom detached bungalow, nestled in the popular residential area of Cefn Y Gader, Morfa Bychan. The property offers a perfect blend of comfort and coastal living with its spacious layout, this property is ideal for families or those seeking a peaceful retreat by the sea.

The bungalow offers spacious accomodation with a large reception room; kitchen; bathroom & three bedrooms. The private garden, provides a serene outdoor space for relaxation and enjoyment allowing you to unwind in the fresh air. Additionally, the convenience of off-road parking ensures that you will never have to worry about finding a space for your vehicle.

Situated in a picturesque seaside location, this home allows for easy access to the beautiful beaches and stunning coastal scenery; as well as having a well established golf club within walking distance. This property presents a wonderful opportunity to embrace a tranquil lifestyle in a sought-after location. Early viewing is highly recommended.

OUR REF: P1612

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Hallway
with oak laminate flooring; radiator; built in storage cupboard with "Warmflow" boiler.

Lounge
with carpet flooring; radiator; large picture window overlooking rear gardern; feature red brick fireplace with electric fireplace fitted on slate hearth.

Kitchen
with a range of wall & base units with worktop over; tiled flooring; radiator; single sink & drainer; space and plumbing for washing machine; intergrated oven with extractor over; intergrated frige & freezer; part tiled walls/splashback; door to conservatory.

Conservatory
with tile flooring; radiator; door to rear garden.

Bedroom 1
with carpet flooring; radiator; window to side.

Bedroom 2
with carpet flooring; radiator; window to front and en-suite.
En-suite consists of a low level WC, free standing shower cubicle & wall mounted sink basin

Bedroom 3
with carpet flooring; radiator; window to front; built in wardrobe/storage.

Bathroom
with vinyl flooring; part panelled walls; low level WC; pedestal sink basin; bath with overhead shower & screen; heated towel rail.

EXTERNALLY
At the front of the property there is ample off road parking for several vehichles & direct access to garage. There is a lawned area of grass, with a walkway made of paved slabs.

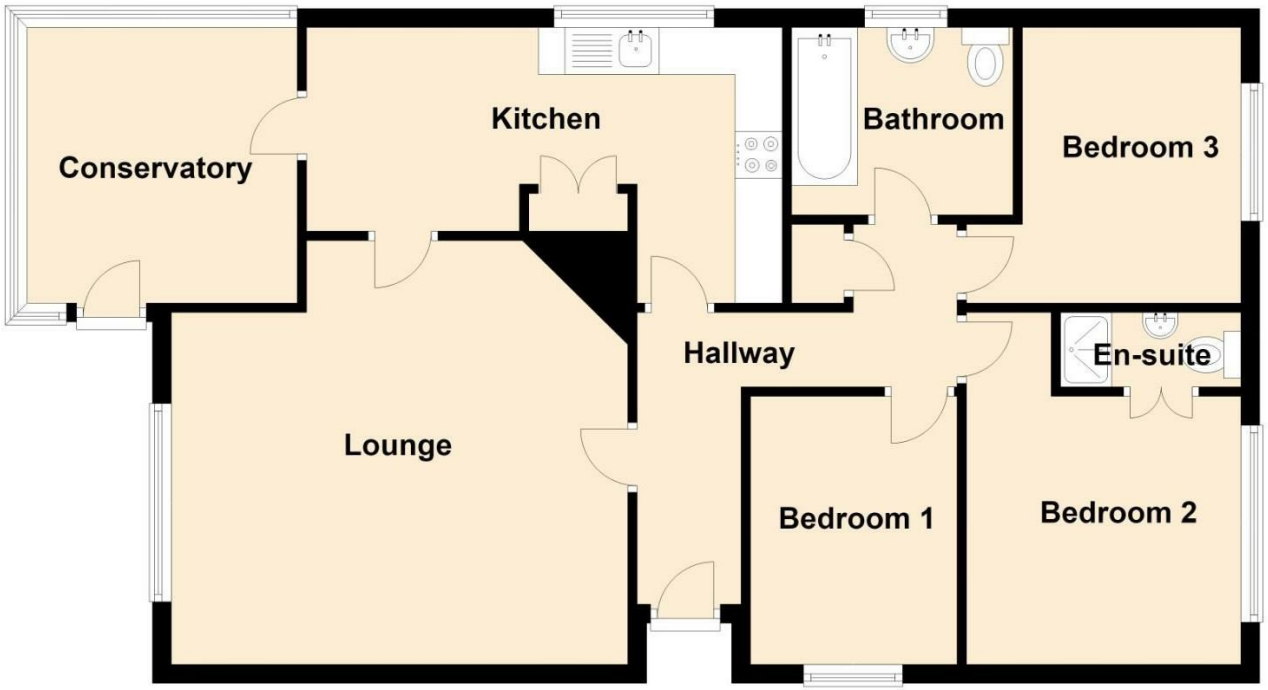
At the rear there is a small private patio area; and a spacious area of lawned grass with a border of mature shrubs and plants. Access to the garage and side gate is easily accessible from here.

SERVICES
Mains electricity, drainage - oil fired central heating.

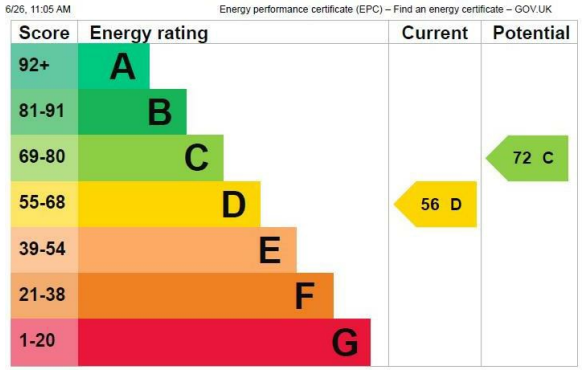
MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band: "D".

Ground Floor

Approx. 80.7 sq. metres (868.2 sq. feet)



Total area: approx. 80.7 sq. metres (868.2 sq. feet)



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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