



Tom Parry

Ty Cae Llyn, Porthmadog, LL49 9SB

£187,000

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Nestled in the charming village of Penmorfa, Porthmadog, this stunning new build dormer bungalow offers a perfect blend of modern living and picturesque surroundings. With three bedrooms and two contemporary bathrooms, this property is ideal for families or those seeking a peaceful retreat.

As you enter the home, you are greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The layout is thoughtfully designed to maximise comfort and functionality, making it an excellent space for both relaxation and entertaining.

One of the standout features of this property is the breathtaking views overlooking Creigiau Dre, which can be enjoyed from various vantage points within the home.

The property is subject to a Section 106 agreement, ensuring that it meets local housing needs and contributes positively to the community.

Our Ref: P1

ACCOMODATION

FIRST FLOOR

Hallway

with laminate flooring; radiator.

Utility

With space and plumbing for washing machine, free standing Worcester boiler, Base unit with single drainer stainless steel sink unit and tiled floor.

Kitchen

With range of fitted wall and base units and worktop over, 1.5 bowl single drainer stainless steel sink, built in oven and microwave, electric hob with extractor over, integrated dish washer and fridge/freezer, tiled floor and dual aspect views

Living Room

With dual aspect, wood burning stove set on slate hearth with timber mantle over, door to conservatory.

Conservatory

with tiled floor; views overlooking local Mountains & far reaching views of Tremadog & Porthmadog.

Wet Room

With low level WC, wash hand basin, shower and heated towel rail.

Bedroom 3

FIRST FLOOR

Landing

with carpet flooring; velux window.

Bedroom 1

With radiator, dual aspect and dressing room.

Bedroom 2

With radiator and built-in wardrobe.

Bathroom

With 3-piece suite comprising panelled bath with shower and glass screen over, low level WC with concealed cistern and wash hand basin set in vanity unit, heated towel rail, tiled floor and 'Velux' roof light.

EXTERNAL

Garden laid to lawn front side and rear, driveway to front and side and garden shed.

SERVICES

All mains services connected.

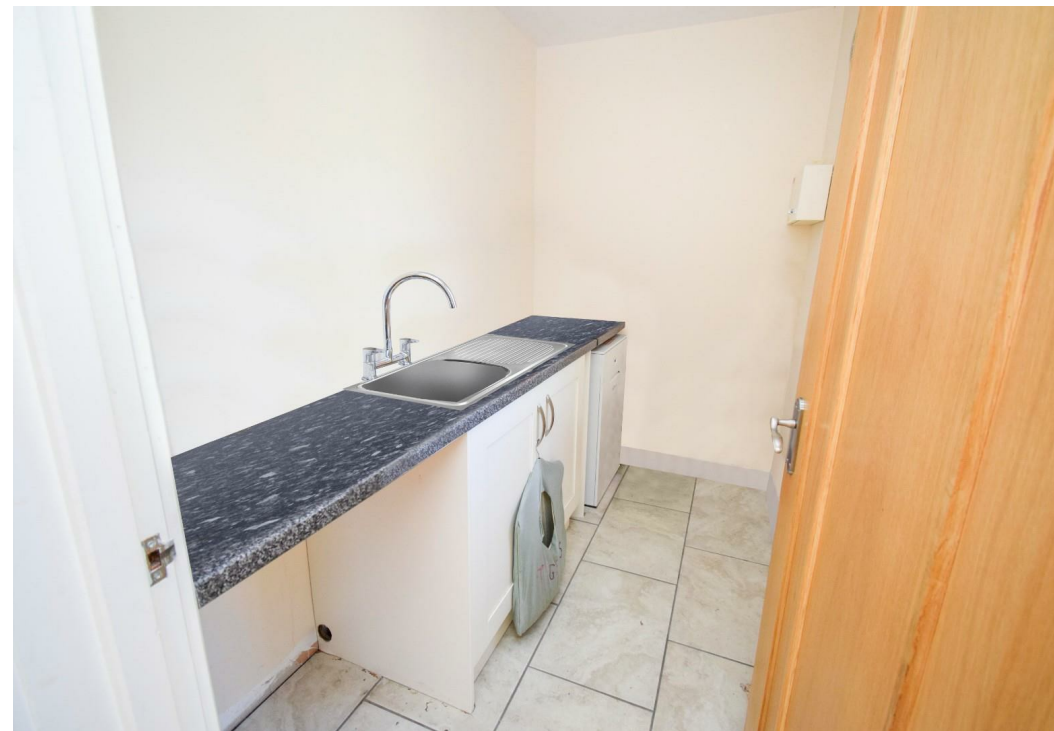
MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band:

Property has a section 106 clause/restriction - local occupancy & affordability applies.







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.

