

Tom Parry



7 Chalet Park, Morfa Bychan, LL49 9YQ

£129,950

- Detached holiday chalet
 - Three bedrooms
- Private patio and garden
 - Detached garage
 - Sold fully furnished
 - No annual site fees



Tom Parry & Co are delighted to offer for sale this Holiday Cottage located on "Chalet Park", a tranquil holiday park in the village of Morfa Bychan. The property offers an open plan living/dining room, kitchen, three bedrooms and a bathroom. The property has a private patio and lawn area to the side and rear as well as the added benefit of a detached garage and potting shed. 7 Chalet Park has been used as a much-loved holiday home for a number of years and occupies a private position, perfect for a family break!

The property is a short walk from the centre of the village which has a local shop for everyday essentials, a fish & chip shop & village hall. The newly refurbished Black Rock Beach Club is also only a few minutes' walk away, a great place to stop on your way to or on your return from the beach. The surrounding area benefits from a variety of outdoor pursuits, including golf courses, sailing, fishing, climbing and biking, while the High Street amenities of Porthmadog are all accessible within a short driving distance.

Our Ref: P1486

ACCOMMODATION

All measurements are approximate

Entrance Porch

Lounge/Diner

with large picture window to the front; carpet flooring and radiator

Kitchen

with a range of modern built in wall and base units; integrated electric oven; integrated gas hob with extractor over; integrated under counter fridge; stainless steel sink and drainer; wall mounted 'Worcester' combi boiler and wood effect vinyl flooring

Rear Porch

Bedroom 1

with carpet flooring and radiator

Bedroom 2

with carpet flooring and radiator

Bedroom 3

with built in cupboard; carpet flooring and radiator

Bathroom

with panelled bath with shower over; low level WC; pedestal wash basin

EXTERNALLY

The property is accessed via a private driveway to the front of a detached garage at the side. There is access from the driveway to both the front at rear porches.

At the rear there is a large patio area with potting shed, and to the side a good size lawned garden laid with low maintenance artificial grass.

SERVICES

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

MATERIAL INFORMATION

Tenure: Freehold

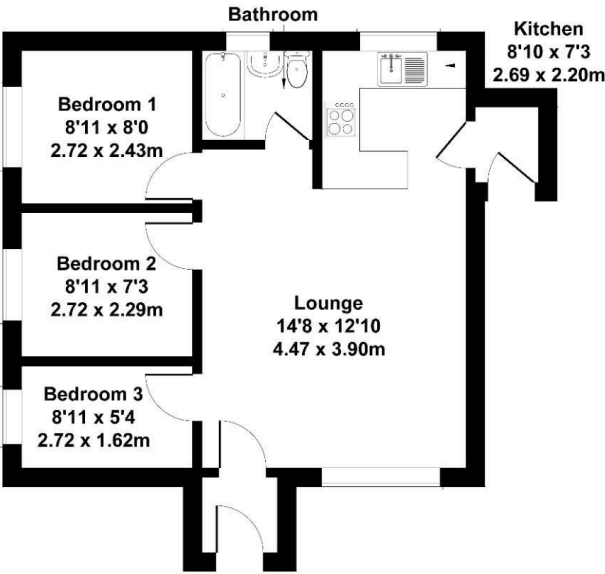
Planning covenant stating that occupancy limited to 8 months of the year, though with a precedent having been set by some units for 10 month occupancy. No site fees.

Council Tax: Band A, Pro Rata'd to account for limited occupancy.

All contents are being sold with the property, save for some small personal items.

Chalet Park, Morfa Bychan

Approximate Gross Internal Area
538 sq ft - 50 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		39 E
21-38	F		
1-20	G	13 G	



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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