

- OIL CENTRAL HEATING
- DOUBLE GLAZING
- THREE BEDROOMS
- DETACHED BUNGALOW
- WELL PRESENTED
- VIEWING ESSENTIAL



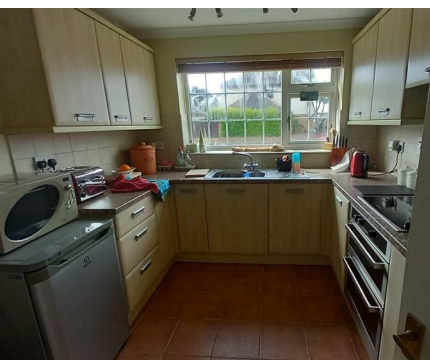
41 Y Ffridd

Morfa Bychan, Porthmadog, LL49 9YR

£305,000



Bob Parry is pleased to present this spacious three bedroom bungalow located in Y Ffridd which is within walking distance of the 2 mile beach of Black Rock Sands and golf course which is half links and parkland. It is only 5 minutes by car from the historic port of Porthmadog where you will find all the usual facilities and transport links. The property has oil fired central heating, uPVC double glazing, detached garage and off road parking for 3 cars and gardens to front and rear. EPC: TBC



Brief Description

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Entrance Hallway

Radiator, carpeted, uPVC front door and uPVC double glazed side panel. Large size airing cupboard housing hot water tank, with shelving and rail.

Lounge

Feature stone fire place with electric coal effect fitted fire, radiator, uPVC double glazed bay window and fitted carpet.

Kitchen

Range of base and wall units with complimentary work surfaces, stainless steel one and half bowl sink with stainless steel mixer tap, integrated electric oven and hob with overhead extractor, uPVC double glazed window, integrated dishwasher, Trianco oil boiler, breakfast bar and quarry tiled flooring.

Bedroom One

Range of fitted wardrobes, uPVC double glazed window, radiator and carpet.

Bedroom Two

Radiator, uPVC double glazed window and fitted carpet.

Bedroom Three

Radiator, uPVC double glazed window and fitted carpet.

Shower Room

Wash hand basin, low level WC, shower cubicle housing Mira overhead instant shower, uPVC double glazed window, heated towel rail, complete tiling panels and Cardene vinyl flooring tiles.

Outside

To the front of the property there is parking for approximately three cars. Detached garage with power and lighting, shelving, plumbing for washing machine.

The rear garden has a lawned area with mature bushes and shrubs, decked patio area and adjacent pebbled area with the oil tank behind a panelled fence.

Directions

From our Porthmadog office turn right onto the High Street. Go up the High Street and turn right after the Factory Shop. Follow the road for approximately two miles to Morfa Bychan. Turn left into Y Ffridd before the Fish & Chip shop and convenience store. Take the next right and the property can be found on the right.

Services

None of the services have been tested; however it was noted that mains electricity water and drainage are connected. Oil fired central heating.

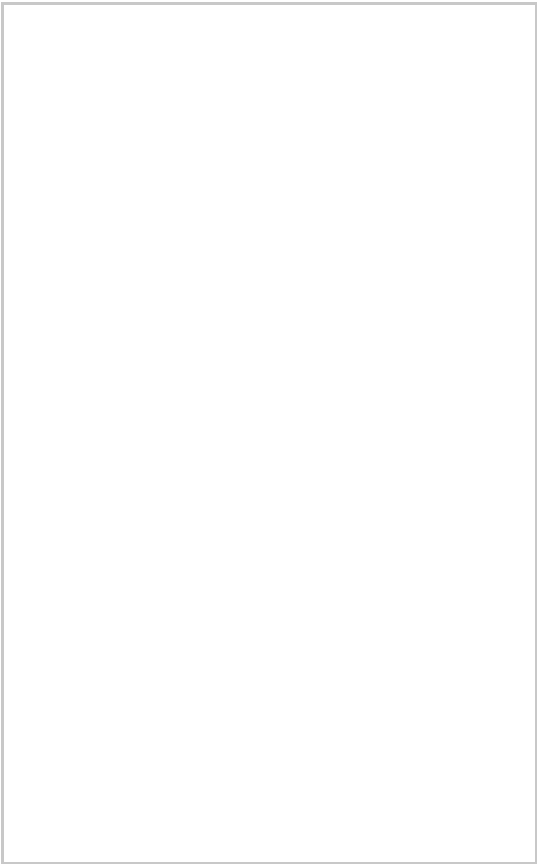
Agent's Note

Rendered block and brickconstruction. Council Tax Band D. Full fibre broadband and mobile phone services available (dependent on supplier and individual contract).

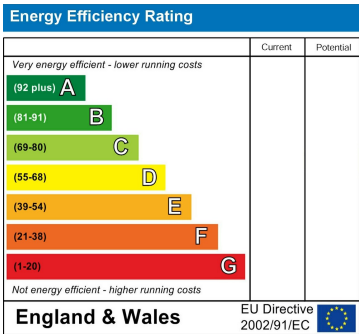
Area Map



Floor Plans



Energy Efficiency Graph



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