

- DORMER BUNGALOW
- UPVC DOUBLE GLAZING
- PARKING FOR THREE CARS
- FIVE BEDROOMS
- LPG CENTRAL HEATING
- EPC : E



Arfon Beach Road

Morfa Bychan, Porthmadog, LL49 9YR

Asking Price £350,000



Bob Parry is pleased to present this spacious five bedroom dormer bungalow located 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 from the historic port of Porthmadog where you will find all the usual facilities and transport links. The property has a large kitchen-diner with breakfast bar, LPG central heating, Upvc double glazing. Off road parking for 3 or more cars and large gardens to front and back. the conservatory has been used as a downstairs bedroom and has its own bathroom / wet-room. There are 3 further downstairs rooms as well as a large kitchen-diner. Viewing is highly recommended.



Description

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Entrance Porch

Bedroom One.

Carpeted floors. Space for double bed.

Bedroom Two/Conservatory

Ensuite, boiler room. Radiator.

Bedroom Three

Television point. Radiator. Space for double bed. Carpeted floor.

Family Bathroom

Wash hand basom, Low level WC. Bath with overhead shower.

Lounge

Laminate flooring. Television point. Electric fire.

Kitchen/Diner

Kitchen Area: Range of wall and base units with matching worksurfaces and breakfast bar. Cooker point with over head extractor. Fridge point. Breakfast bar.
Dining area: Door to rear of property. Door leading to the conservatory/bedroom two. Radiator.

First Floor Landing

Bedroom Four

Television point. Radiator. Carpeted floor.

Bedroom Five

Large room. Carpeted floors. Radiator.

Shower Room

Shower with tiled walls. Wash hand basom. Low level WC. Heated towel rail.

Outside

Front and rear gardens. Driveway. LPG tank.

Directions

From our Porthmadog office turn right onto the High Street and take the first right signposted Morfa Bychan. Follow the road for approximately 2 miles into the village of Morfa Bychan. Continue down Beach Road and just before the caravan park "Greenacres" the property is on the the left hand side.

Agent's Note

Council Tax Band E.

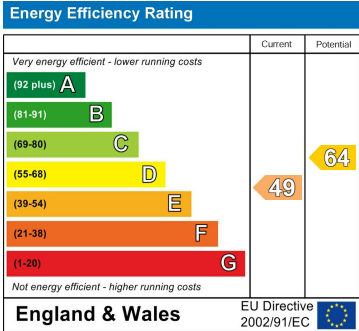
Area Map



Floor Plans



Energy Efficiency Graph



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