

- DETACHED BUNGALOW
- POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED
- THREE BEDROOMS
- OIL CENTRAL HEATING
- EPC RATING D-60



Gerlan, 29 Cefn Y Gader

Morfa Bychan, LL49 9YS

Offers In The Region Of £240,000



A delightful three bedroom detached bungalow located on quiet estate within walking distance of Black Rock Sands. Oil fired central heating and double glazing. Off road parking with garage. Low maintenance garden to the front and rear.



Description

Detached bungalow located on a quiet estate of Cefn Y Gader. The accommodation comprises entrance hall, lounge/diner, kitchen, conservatory, shower room and three bedrooms. Outside there is ample off road parking. Low maintenance gardens to the front and rear. Garage. Shed and lean-to. EPC D

Reception Hall

Upvc front door, double radiator and fitted carpet.

Open Plan Lounge/Diner/Kitchen

Lounge/Diner Area

Upvc double glazing, two double radiators, fitted carpet

Kitchen/Sun Room Area

Range of floor and wall units with complimentary work surfaces, integral electric oven and hob with overhead extractor, oil boiler, stainless steel sink and mixer tap, laminated flooring, half tiled walls,

Upvc double glazed patio doors and window. Radiator and large skylight windows.

Inner Hall

Carpet flooring and radiator.

Bedroom One

Radiator, Upvc double glazing, fitted carpet and built-in wardrobe.

Bedroom Two

Radiator, Upvc double glazing and fitted carpet.

Bedroom Three

Radiator, Upvc double glazing and fitted carpet.

Wetroom

Walk in wet room, shower, low level WC, wash hand basin, extractor fan, Upvc double glazing and store cupboard.

Airing Cupboard

Outside

Off road parking for two cars, two outside garden sheds with single bunded oil tank. Low maintenance paved garden to rear and a lawn to the front of the property.

Detached Garage

Single brick garage with asbestos clad roof.

Agent's Note

Contents available under separate negotiation.

Council Tax Band - currently rated as business.

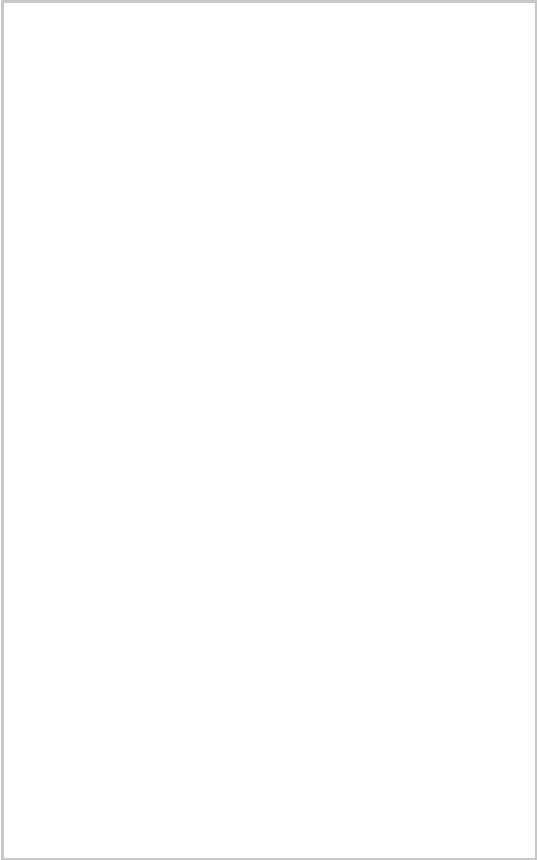
Directions

From our Porthmadog office turn right onto the High Street and take the next right for Morfa Bychan. Follow the road for approximately 2 miles. Go into the village and go past the Spar convenience shop and turn left into the Cefn Y Gader Estate. Follow the road into the estate and then take the second left, the property is on the left.

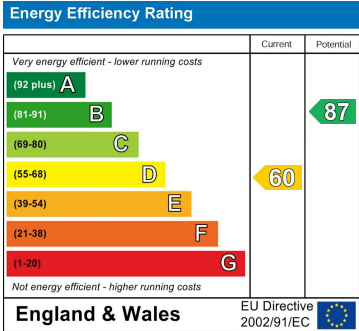
Area Map



Floor Plans



Energy Efficiency Graph



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