

- THREE BEDROOMS
- FANTASTIC VIEWS TO THE REAR
- SINGLE GARAGE
- BUNGALOW
- OFF ROAD PARKING
- ATTRACTIVE GARDEN ROOM



## 3 Cae Eithin

Minffordd, LL48 6EL

Asking Price £375,000



A well presented, 3-4 bedroom detached bungalow located in the village of Minffordd, a 5 minute drive away from the popular coastal town of Porthmadog. The property has been renovated throughout and benefits from oil central heating, uPVC double glazing throughout, off road parking and single garage. Views of Harlech and Afon Dwyryd.



## Description

A well presented, 3-4 bedroom detached bungalow located in the village of Minffordd, a 5 minute drive away from the popular coastal town of Porthmadog. The property has been renovated throughout and benefits from oil central heating, uPVC double glazing throughout, off road parking and single garage. Views of Harlech and Afon Dwyryd. Viewing highly recommended. All main rooms wired for TV and Digital Traffic. EPC E (2014 but many improvements have been undertaken since).

## Porch

Upvc Double glazing and front door. Laminated floor. Glazed porch.

## Hallway

Wood effect laminate flooring. Radiator. Thermal state. Glass panel stair case leading to first floor.

### **Kitchen 10'3" x 14'7" (3.12 x 4.44)**

Matching floor and wall units. Resin work top. Stainless steel sink. Built in fridge and freezer. Built in Dishwasher. Built in electric cooker and hob. Slate-effect laminate flooring. Radiator.

### **Utility Room 6'11" x 6'4" (2.12 x 1.93)**

Oil central heating. Stainless steel sink. Washing machine point. Upvc rear door. Slate-effect laminate flooring

### **L Shape Lounge/Dinning Area 8'5" x 21'10" x 24'0" x 12'9" (2.56 x 6.65 x 7.32 x 3.88)**

Wood effect laminate flooring. TV point. Log burner. Radiators. UPVC sliding patio doors to rear of property. Views of Harlech.

### **Bedroom One 8'6" x 14'3" (2.59 x 4.34)**

UPVC double glazing. Radiator.

### **Bedroom Two 11'7" x 9'11" (3.52 x 3.02)**

UPVC double glazing. Radiator.

### **Bedroom Three 12'0" x 10'0" (3.65 x 3.06)**

UPVC double glazing. Radiator.

## Family Bathroom

Power shower and shower cubicle. Low level W/C. Wash hand basin. Slate-effect laminate flooring. Heated towel rail. UPVC double glazing.

### **First Floor Loft Room 25'11" x 9'2" (7.90 x 2.80)**

UPVC double glazing. Radiator. Multiple storage areas. Door leading to en-suit. Views of Harlech.

## En-Suite

Electric shower and shower cubicle. Low level W/C, Wash hand basin. Slate Effect laminate flooring.

## Garage

Single car garage. Number of sockets and electrical consumer unit. UPVC double glazed window. Electric roller door.

## Garden Room

An attractive uPVC summer house with lighting and power points installed.

## Outside

Bin compound. Oil tank. Low maintenance front grounds and off road parking space. Surrounding patio area. Rear Lawn with patio area.

## Directions

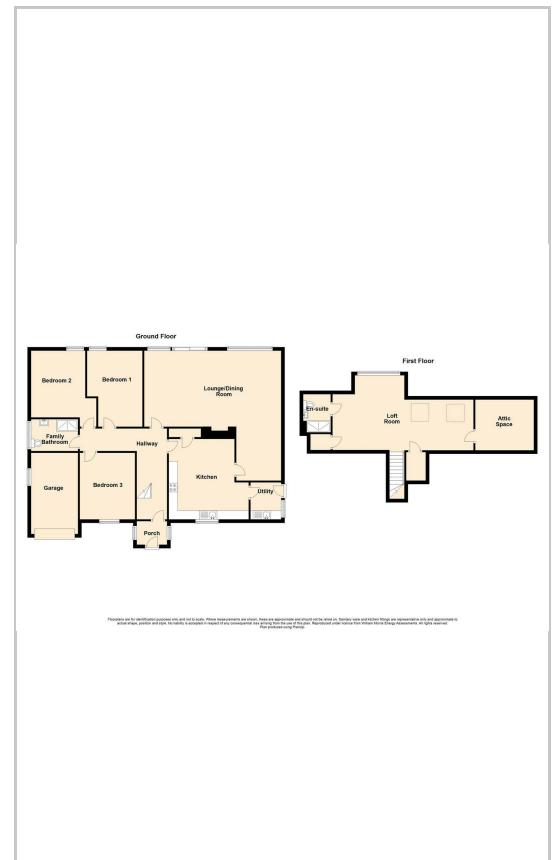
From our Porthmadog office turn right onto the High Street and follow the road over the cob and into Minffordd. Turn right signposted Portmeirion and take the second right into Cae Eithin, just behind the Portmeirion sign. After 50 yds turn left and follow the road round and the property can be found on the right and can be identified by the large no 3.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

