



Tom Parry

30, Y Ffridd, Porthmadog, LL49 9YR

£275,000

30 Y Ffridd, Porthmadog, LL49 9YR

Tom Parry & Co are delighted to offer for sale this fantastic detached bungalow on Y Ffridd, Morfa Bychan. 'Cileithin' offers a serene retreat just moments away from the stunning coastline. With two well-proportioned bedrooms and a comfortable reception room, this property is perfect for those seeking a peaceful yet convenient lifestyle.

The house boasts a good-sized private back garden, ideal for enjoying sunny afternoons or hosting gatherings with family and friends. The tranquil surroundings provide a fantastic escape from the hustle and bustle of everyday life, making it an ideal home for relaxation.

For those who appreciate outdoor activities, the property is conveniently located near the beach, allowing for leisurely strolls along the shore or invigorating days spent by the sea. Additionally, the nearby golf club offers an excellent opportunity for golf enthusiasts to indulge in their passion. The combination of a quiet location, proximity to local amenities, and the allure of coastal living makes this property a wonderful opportunity for anyone looking to settle in this picturesque part of Wales. Whether you are a first-time buyer, a small family, seeking a holiday retreat or looking to retire, this house is sure to meet your needs and exceed your expectations.

Our Ref: P1665

ACCOMMODATION

All measurements are approximate

Entrance Hallway

with vinyl flooring and radiator

Living Room

with large picture window to the front; electric fire set in timber surround; carpet flooring and radiator. Archway to:

Kitchen

with a range of fitted wall and base units; integrated double oven with electric hob and extractor over; stainless steel sink and drainer; space and plumbing for washing machine & tumble dryer; space for a table; door to garden and radiator

Bedroom 1

with window to the front; built in cupboards; carpet flooring and radiator

Bedroom 2

with window overlooking garden; wardrobes; carpet flooring and radiator

Bathroom

with panelled bath with shower over; low level WC; wash basin and large airing cupboard housing hot water cylinder

EXTERNALLY

The property is accessed via a private driveway to the side of the house, which leads to a detached garage with light and power connected.

There is a garden to the front which has been laid to lawn with a range of mature shrubs and plants. At the rear there is a good sized garden laid to lawn with timber shed and greenhouse and a small ornamental pond. The garden has an array of shrubs and plants to the perimeter.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

No onward chain

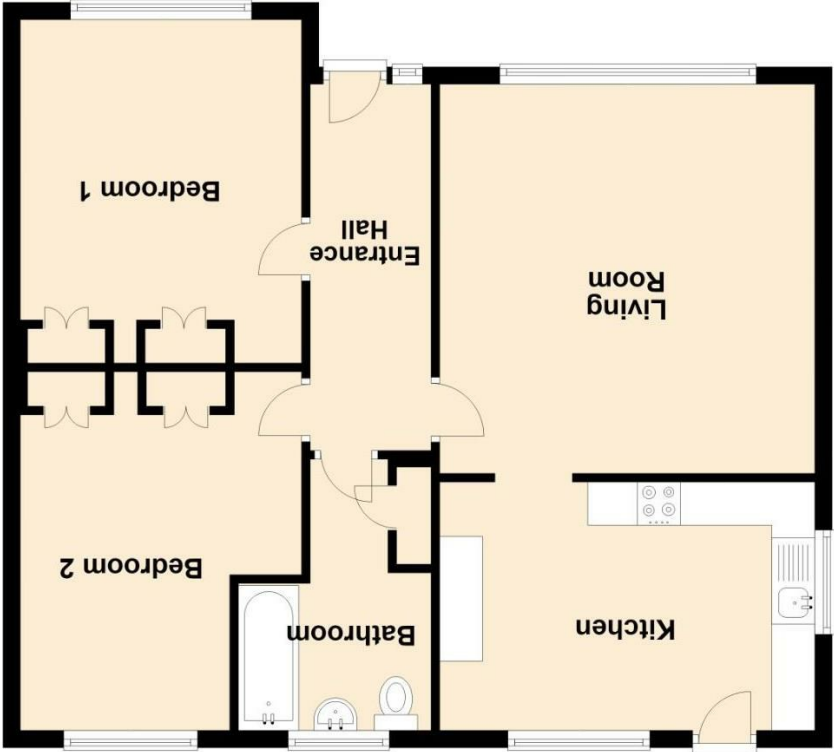






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Total area: approx. 71.5 sq. metres (769.9 sq. feet)



Ground Floor
Approx. 71.5 sq. metres (769.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		55 D
39-54	E		
21-38	F		
1-20	G		

