



Tom Parry

Sherwood, 9 Morfa Gaseg, LLanfrothen, Penrhyndeudraeth, LL48 6BH

£190,000

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An immaculate, detached bungalow situated on a small quiet residential estate in the semi-rural village of Llanfrothen, conveniently located within easy reach of the village shop.

The Property affords well arranged accommodation with the Lounge and Conservatory enjoying a pleasant open aspect over farmland and towards the mountains beyond. It has the benefit of uPVC double glazing, light oak effect kitchen fittings, immaculate low maintenance gardens, garage and private driveway.

The harbour town of Porthmadog is approximately 5 miles distance providing a broad range of shopping facilities and amenities. The surrounding area benefits from a variety of outdoor pursuits including golf courses at Porthmadog and Harlech, fishing, boating, biking, climbing and many scenic country and coastal walks.

The bungalow is well presented, in good decorative order and viewing is highly recommended.

P1137

Services

Mains water, electricity and drainage

The ACCOMMODATION comprises:-

(all measurements approximate)

Entrance Hallway

with built-in cylinder/airing cupboard, Mahogany effect double glazed entrance door

Lounge/Dining Area

with an attractive surround, pleasant views, sliding patio door opening into the:-

Conservatory

with uPVC double glazed door opening onto the patio, excellent open views

Kitchen

with range of fitted wall and base units including single drainer sink unit- built-in "Lamona" electric oven and 4 ring hob with extractor hood over, integrated fridge and freezer, provision for plumbed-in washing machine, work surfaces and marble effect panelled surrounds

Bedroom 1

with fitted double wardrobes

Bedroom 2

with fitted double wardrobe

Bedroom 3

Shower Room

with shower enclosure, pedestal washbasin, low level w.c., heated towel rail "Levante" wall heater, plastic panelled walls

Outside

Tarmacadam drive leading to a detached single garage with up and over door, light and power connected

Low maintenance front gravelled garden with neatly trimmed mature conifer trees, paved paths and patio, enclosed gravelled rear garden



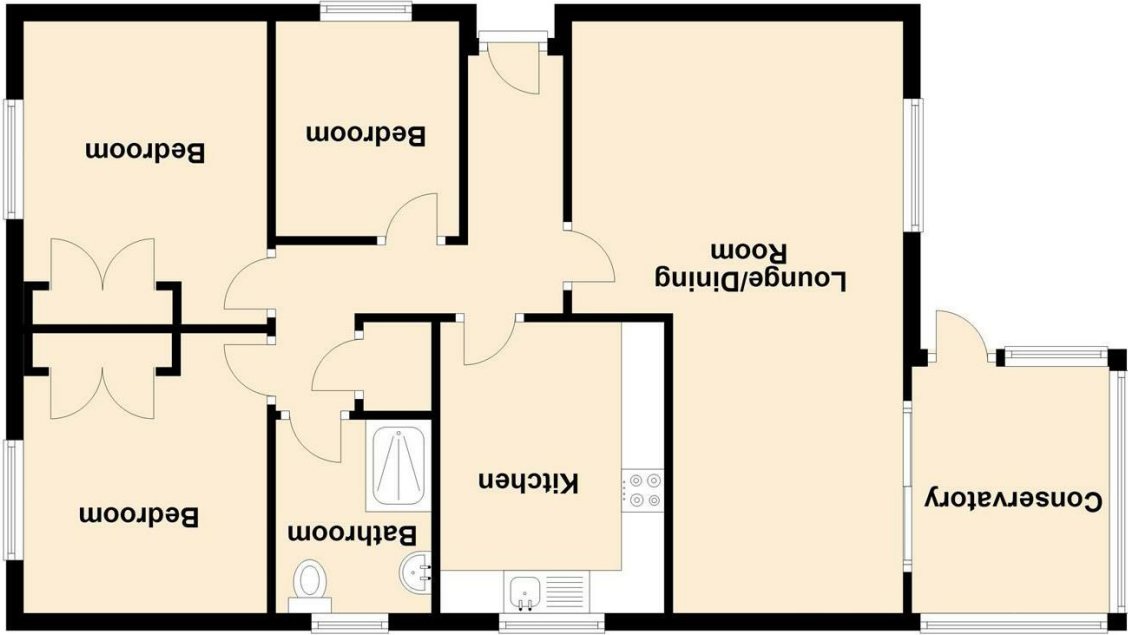




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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Ground Floor

