



, Porthmadog, LL49 9UY

Offers In Excess Of £280,000

Sold.co.uk are delighted to offer to the market this three bedroom property in the popular village of Morfa Bychan, Hafrodle. All local amenities can be easily accessed including local shops, cafes, restaurants, leisure facilities, local schools and transport links including the Welsh highland and Ffestiniog railway lines with both Portmeirion and the Snowdonia National park close by.

Briefly to the ground floor, the comprises a spacious kitchen/dining area, a cosy lounge/bedroom, a fully fitted kitchen-breakfast room with integrated appliances, completed with a pantry cupboard and a separate utility area. To the rear of the property is an large airy sunroom which offers a bathroom and French doors leading onto the patio area of the garden. Further to this, the first floor comprises bedroom two with a walk-in dressing area, a spacious master bedroom and finally a modern family shower room with walk in shower and under-floor heating. Externally, the gardens are mostly laid to lawn, with parking available for multiple vehicles. To the rear of the property is a timber constructed outbuilding which the current owners have transformed into a bar/chill out area.

In our opinion it should be viewed to appreciate the opportunity and space on offer.



SOLD.co.uk
1st Floor, 37-39 Maddox St
London
W1S 2PP
Tel: 0203 651 8305 | Email: sales@sold.co.uk

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - Lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
95-100 A				95-100 A			
85-94 B				85-94 B			
75-84 C				75-84 C			
65-74 D				65-74 D			
55-64 E				55-64 E			
45-54 F				45-54 F			
35-44 G				35-44 G			
1-34				1-34			
Energy efficiency class				Environmental Impact class			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	