



GODIVA

**Tom Parry**

20, Cefn Y Gader, Porthmadog, LL49 9JA  
**£175,000**



## 20 Cefn Y Gader, Porthmadog, LL49 9JA

A detached two bedroomed bungalow situated on a quiet cul-de-sac in the popular seaside village of Morfa Bychan. The property is conveniently located within easy walking distance of the local convenience store, the Golf Club and the beautiful sandy beach of Black Rock Sands. 20 Cefn y Gader benefits from double glazing and oil fired central heating, as well as a conservatory, garage and offroad parking.

The busy harbour town of Porthmadog is approximately two miles distance providing a full range of High Street shopping facilities and amenities.

**Ref: P1228**

### ACCOMMODATION

All measurements are approximate

### Ground Floor

#### Entrance Hall

L-shaped hallway with laminated flooring, ceiling access hatch to roof space, entrance door

#### Lounge

with two radiators

#### Kitchen

with range of fitted wall and base units including 1 1/2 bowl single drainer stainless steel sink unit, built-in oven and grill, 4 ring ceramic hob with extractor hood over, work surfaces and tiled surrounds, plumbing for automatic washing machine, floor standing 'Grant' oil fired central heating boiler, wood effect flooring

#### Bedroom 1

with wall-to-wall fitted wardrobes having mirror fronted sliding doors, radiator

#### Bedroom 2

with radiator, double glazed doors opening into the Conservatory

#### Conservatory

with double glazed entrance doors opening to the side and rear

#### Shower Room

with walk-in shower, combination vanity unit and concealed cistern w.c., fully tiled walls, heated towel rail

### EXTERIOR

Concrete driveway leading to semi-detached garage with up-and-over door

Lawned front garden

Small enclosed rear garden and concrete path to side

### SERVICES

Mains Water, Electricity and Drainage







# Tom Parry

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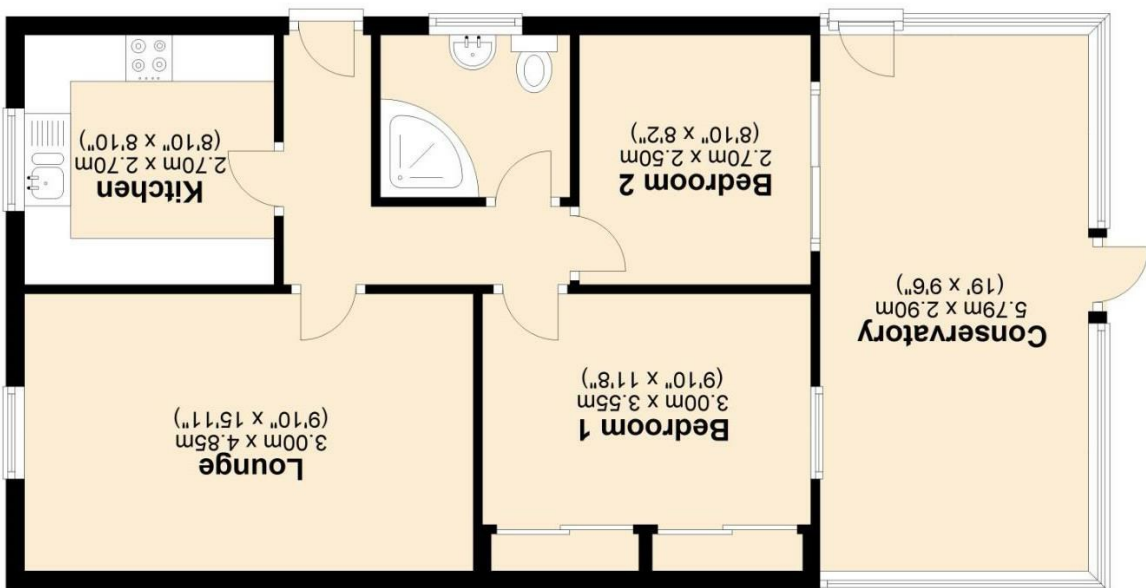


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working ability.

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

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