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Glanrafon, Morfa Bychan, Porthmadog, Gwynedd, LL49 9UY

Asking Price: £495,000

EPC Rating: E

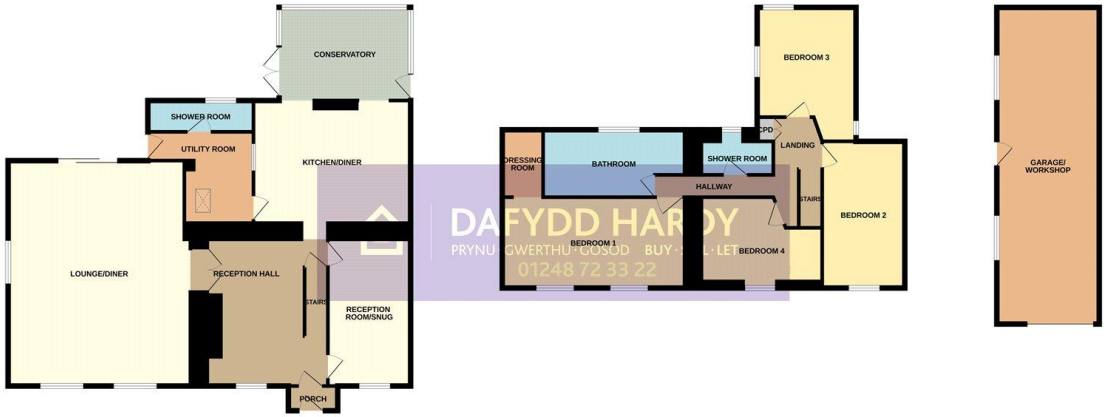
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Summary

Situated in the highly sought-after coastal village of Morfa Bychan, this beautifully presented four Bedroom Detached Home has been thoughtfully extended and modernised to create a spacious and versatile family property. Offering generous living accommodation throughout, the home features two Reception Rooms, including an impressive open-plan Lounge/Diner, a substantial enclosed rear garden with two patio areas, a detached garage/workshop, and ample off-road parking. Morfa Bychan enjoys an enviable location just a short distance from the magnificent sandy beach at Black Rock Sands, the renowned Porthmadog Golf Club, and a local convenience store. A wider range of amenities can be found in the nearby harbour town of Porthmadog, home to the famous Ffestiniog and Welsh Highland Railways, together with primary and secondary schools, national and independent retailers, supermarkets, cafés, restaurants, and traditional pubs. The accommodation begins with a Porch leading into a spacious Reception Hall with laminate flooring, a front-facing window, staircase to the first floor, and useful understairs storage. To the right is a cosy Snug overlooking the front of the property, while glazed wooden double doors to the left open into the impressive Lounge/Diner – undoubtedly the heart of the home. This generous, triple-aspect living space enjoys excellent natural light and features a striking log-burning stove, continued laminate flooring, and sliding patio doors opening directly onto the rear garden, creating an effortless connection between indoor and outdoor living. The well-appointed Kitchen is fitted with an attractive range of wooden cabinets complemented by granite worktops and a central island incorporating a sink, in addition to a secondary sink. A beautiful gas range cooker with electric oven sits beneath an integrated double-width extractor hood, while tiled flooring completes the space. Two wide openings lead through to the Conservatory, which enjoys panoramic views across the garden and benefits from dual patio doors to one side and a further external door, making it an ideal space for relaxing or entertaining. Adjoining the kitchen is a practical Utility Room with worktop space, plumbing for a washing machine, a Velux roof window, and direct access to the rear garden. Completing the ground floor is a modern Shower Room, fitted with a recently installed walk-in electric shower with splashback wall panels, a W/C, and a wash hand basin. The first floor offers a spacious Landing with a built-in linen cupboard and access to four well-proportioned double Bedrooms. The principal bedroom is approached via a short inner Hallway and benefits from dual front-facing windows along with a walk-in Dressing Room. Bedrooms 2 and 4 also overlook the front of the property, while Bedroom 3 enjoys views over the rear garden. The family Bathroom is fitted with a feature raised bath accessible via tiled stairs, W/C, washbasin, and tiled flooring, while a separate Shower Room provides additional convenience with an electric shower enclosed within a cubicle, splashback wall panels, W/C, and wash hand basin. Externally, the property boasts a substantial enclosed rear garden designed to make the most of the outdoor space. Two paved patio areas provide ideal seating and entertaining areas; one directly accessed from the lounge/diner and the other positioned beside the conservatory beneath a pergola. Beyond lies a generous lawn bordered by mature hedging and a stone wall, with an established apple tree adding further character. A large detached garage offers excellent storage or workshop space and presents potential for conversion into a home office, gym, or studio, subject to any necessary consents. It features an up-and-over door, pedestrian side access, and side windows. To the front, the property is mostly enclosed by a boundary wall with a pedestrian gate and benefits from a generous gravel driveway providing off-road parking for approximately four vehicles in front of the garage. A second gravelled area to the side, currently enclosed by fencing, leads to another gravel section and offers the potential to create further parking if required, making it ideal for a motorhome, caravan, or boat. Further benefits include uPVC double glazing throughout and oil-fired central heating.

Directions

From our Caernarfon office, follow the A487 in the direction of Porthmadog. Follow signs for the town centre and proceed along the High Street taking the next turning on your right into Bank Place, signposted Black Rock Sands. Follow this road to Morfa Bychan and as you pass Porthmadog golf course on the left, the property is located just beyond on the left-hand side. **What3Words: bedspread.equality.cuts**



Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band: The property is council tax band F.













Ground Floor	
Porch	
Reception Hall	*4.82m x 3.96m (15'10" x 13')*
Reception Room/Snug	*4.82m x 2.70m (15'10" x 8'10")*
Lounge/Diner	*7.37m x 5.96m (24'2" x 19'7")*
Kitchen	*5.14m x 4.01m (16'10" x 13'2") Max. dimensions*
Conservatory	*4.30m x 3.04m (14'1" x 10')*
Utility Room	*3.39m x 2.26m (11'1" x 7'5") Max. dimensions*
Shower Room	*3.45m x 0.89m (11'4" x 2'11")*
First Floor Landing	
Bedroom 1	*5.94m x 2.99m (19'6" x 9'10")*
Dressing Room	*2.21 x 1.21m (2.21 x 4')*
Bedroom 2	*4.80m x 2.79m (15'9" x 9'2")*
Bedroom 3	*3.88m x 2.77m (12'9" x 9'1") Max. dimensions*
Bedroom 4	*4.06m x 3.21m (13'4" x 10'6") Max. dimensions*
Bathroom	*4.62m x 2.21m (15'2" x 7'3") Max. dimensions*
Shower Room	*2.26m x 1.06m (7'5" x 3'6")*
Garage/Workshop	*10.35m x 3.33m (33'11" x 10'11")*

- Beautifully Presented & Extended Detached Home
- 4 Well-Proportioned Double Bedrooms
- 3 Bathrooms (1 Main Bathroom, 2 Shower Rooms)
- Sought-After Coastal Village Location Close to Black Rock Sands & Amenities
- Spacious Triple-Aspect Lounge/Diner with Log-Burning Stove & Sliding Patio Doors
- Separate Snug & Modern Kitchen with Granite Worktops & Island
- Conservatory Overlooking the Generous Rear Garden
- Ample Off-Road Parking & Detached Garage/Workshop with Potential for Conversion
- Oil Central Heating & uPVC Double Glazing
- Viewing Highly Recommended






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