



Coed Derw

Llanbedr | Merionethshire | LL45 2LH

£350,000

**MONOPOLY**

BUY ■ SELL ■ RENT



# Coed Derw

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There is so much more to Coed Derw than initially meets the eye including a surprise at the top of the garden!

On first glance it is an incredibly well presented, unique architecturally designed property with sensational kitchen/diner and stunning lounge both opening on to a large balcony with beautiful woodland views. Not immediately apparent though is that it is set over 3 floors with generous accommodation and the opportunity to develop further.

Please carry on reading to fully appreciate the accommodation and opportunity this unique home offers.

Firstly, a large parking area with space for multiple cars, boats etc plus lawned gardens.

Secondly is the basement (in effect the ground floor ) consisting of 5 rooms , 2 external doors, one window, power and lighting and concrete floors. Perfect for a workshop, conversion to garage or development opportunity subject to planning.

Thirdly not only are there two stylish double bedrooms, one with dressing room, plus a Jack and Jill bathroom, but also a carpeted and plastered attic room with roof light windows, lighting and power.

Fourthly the surprise at the top of the garden. The property has lovely rural and woodland views but at the top of the garden there are sensational and far reaching sea views across Cardigan bay and the Llyn Pensiular.

The location is outstanding, within a few minutes walk of the popular Llanbedr village centre yet tucked away down a quiet lane away from the hustle and bustle with woodland and river walks from the doorstep and of course the beach in close proximity.

In addition there is underfloor heating throughout the first floor and the property has a high energy efficiency score (EPC C).

Finally, this property is presented to an exceptionally high standard with a contemporary decor throughout and is being sold with the benefit of NO ONWARD CHAIN.

- Unique architect designed detached property with woodland and sea views set over 3 floors
- Beautifully presented throughout
- Large balcony off kitchen and lounge/diner
- Large basement ideal for workshop/garage or further development (subject to planning)
- Driveway parking for several cars, boats etc
- Lawned gardens with spectacular panoramic sea views from the top
- Tucked away location just minutes walk from Llanbedr village centre
- Underfloor heating and EPC C, fully double glazed and centrally heated
- Very large carpeted and plastered attic room with natural light
- NO ONWARD CHAIN





### Entrance Hall

An L shaped entrance hall with solid wooden flooring, recessed spot lighting, cupboard housing grant oil fired central heating boiler, loft hatch with foldaway loft ladder

### Lounge with Balcony

11'8" x 16'9" (3.57 x 5.13)

A very attractive room with full height glazed windows and French doors opening out to the balcony with lovely woodland views. Solid wood flooring, additional windows to both sides and glazed double doors opening to the kitchen/diner providing a wonderful flow to the accommodation. Further door to the inner hallway.

### Kitchen/Diner with Balcony

An outstanding contemporary kitchen/diner under vaulted ceiling with French doors leading out to the balcony and double glazed doors to the lounge. There are a further 3 windows plus roof light window.

The high end kitchen has a range of shaker style wall and base units with solid wooden counter, Belfast sink, built in Zanussi oven with Zanussi induction hob and extractor over, integrated fridge freezer, space and plumbing for both a washing machine and a dishwasher. With attractive tiled splash backs, stone effect tiled flooring, recessed spotlights and feature pendant ceiling lights.

There is ample space for a large dining table and chairs.

### Principle Bedroom and Dressing Room

9'10" x 15'3" (3.02 x 4.67)

With dual aspect windows and woodland views, solid wood flooring, door to dressing room and door to Jack and Jill bathroom.

### Dressing Room

3'10" x 4'5" (1.19 x 1.37)

Walk in wardrobe and dressing room with solid wood flooring.

### Bedroom 2

9'8" x 11'3" (2.97 x 3.45)

With window to the front with woodland and small waterfall views, solid wood flooring and recessed spotlights.

### Bathroom Jack and Jill

11'9" x 5'6" (3.6 x 1.7)

A contemporary bathroom with white suite consisting of jacuzzi jet bath with shower over, hand basin in vanity unit with counter and drawers and low level WC. There is a heated towel rail, light mirror, fully tiled floor and walls and obscure window.

With door to hallway and door to principle bedroom.

### Attic Room

32'1" x 12'8" (9.8 x 3.87)

Very large attic room with plenty of natural light from the two roof light windows. The room is carpeted and fully plastered with power and lighting. An incredibly versatile room with some restricted headroom and drop down ladder access.

The room would lend itself to a multitude of uses including hobby/games room, home office and occasional guest accommodation.

### Basement Rooms

The large basement consists of 5 rooms with excellent head height, concrete flooring, power and lighting, 2 external doors and a window. These are ideal for storage, a workshop and/or potential conversion to a garage or further accommodation subject to planning.

### Basement Room 1

20'0" x 14'8" (6.11 x 4.49)

With external door and window. Access to room 2 and 3.

### Basement Room 2

19'10" x 5'10" (6.06 x 1.8)

### Basement Room 3

11'9" x 25'9" (3.6 x 7.86)









**Basement Room 4**

18'3" (max) x 15'1" (max) (5.57 (max) x 4.62 (max))

With external door and access to basement room 5.

**Basement Room 5**

10'6" x 20'8" (3.21 x 6.3)

**External**

To the side is a large gated and gravelled parking area with space for at least 8 cars. The lawned front garden is enclosed with stone walls and an historic kissing gate. There are landscaped areas with mature shrubs, grassed areas and a mature oak tree. Two doors open to the basement and steps lead up to the side patio, entrance door and balcony.

To the rear the garden slopes upwards with a decking area and sets of concrete and wooden steps leading up to a wonderful seating area where there is a spectacular view across the village towards the sea and Llyn Peninsula.

**Additional Information**

The property is connected to mains electricity, water and drainage. It is fully double glazed with oil fired central heating.

There is a Tree Preservation Order on the oak tree to the front.

**Llanbedr and its Surrounds**

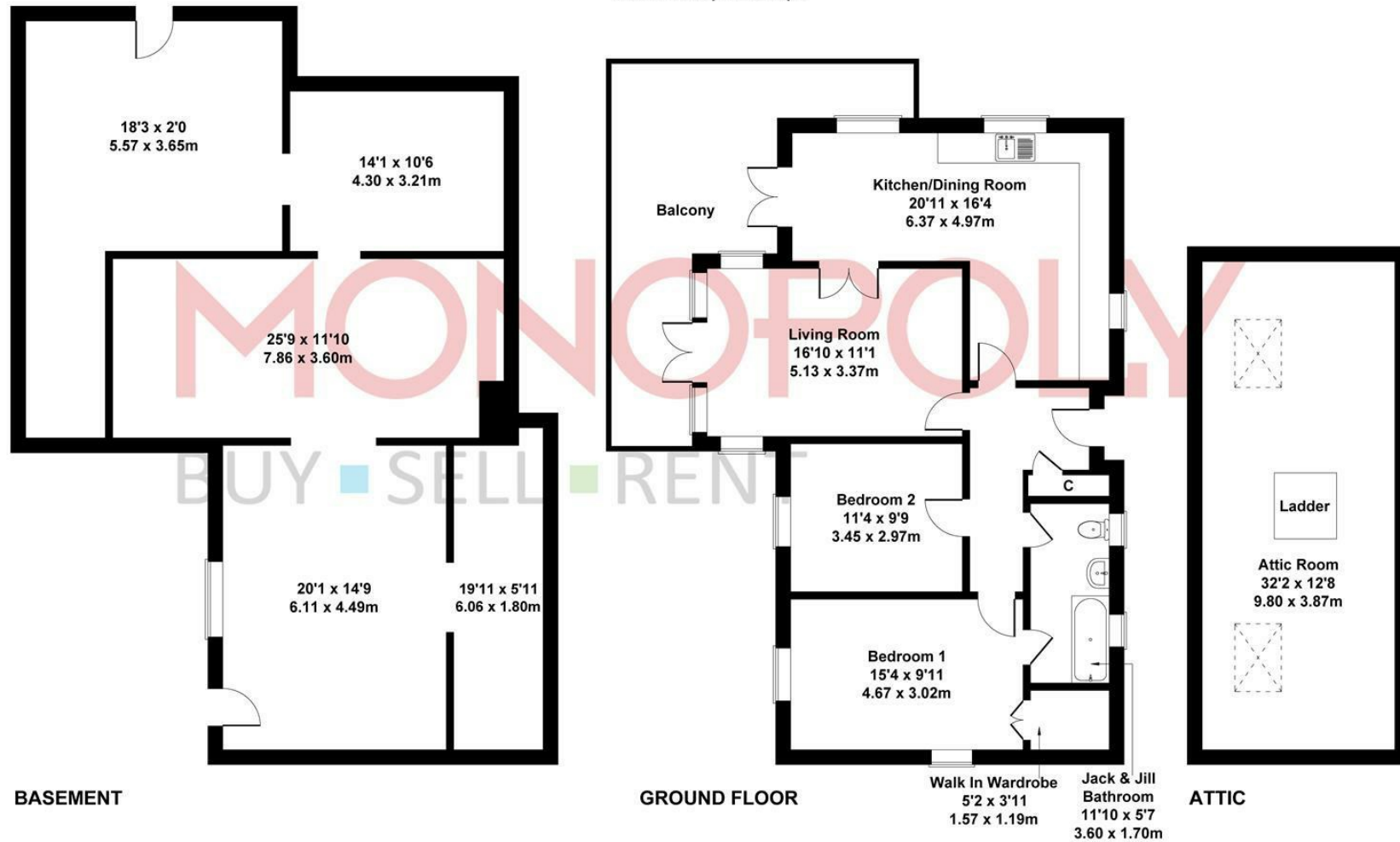
The property benefits from wonderful river and mountain walks right from the doorstep and is located on the edge of the popular coastal village of Llanbedr situated on the western coastal fringe of the Snowdonia National Park and close to beautiful sandy beaches. The village is served by a convenience store, two public houses, a country house hotel and the village church. The local playing fields, Llanbedr CIW Primary School and the Cylch are just a few minutes away. Harlech with its World Heritage listed castle, famous beach and the renown Royal St David's links golf course is 2 miles north of the village. Further afield are the larger towns of Barmouth (7 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets. At least two of the major supermarkets operate a delivery service to the village. There is a local bus service, and a railway station 5 minutes walk away serves the Cambrian Coastline track and provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond. Behind the village of Llanbedr is the spectacular Rhinog mountain range that comprises countless hiking challenges for all abilities.





## Coed Derw

Approximate Gross Internal Area  
House = 904 sq ft - 84 sq m  
Attic = 409 sq ft - 38 sq m  
Basement = 1238 sq ft - 115 sq m  
Total = 2551 sq ft - 237 sq m

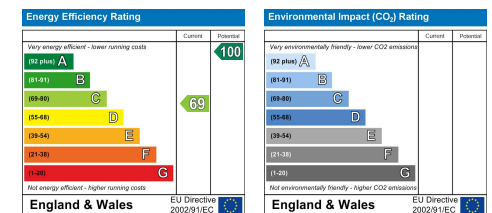


Not to Scale. Produced by The Plan Portal 2025  
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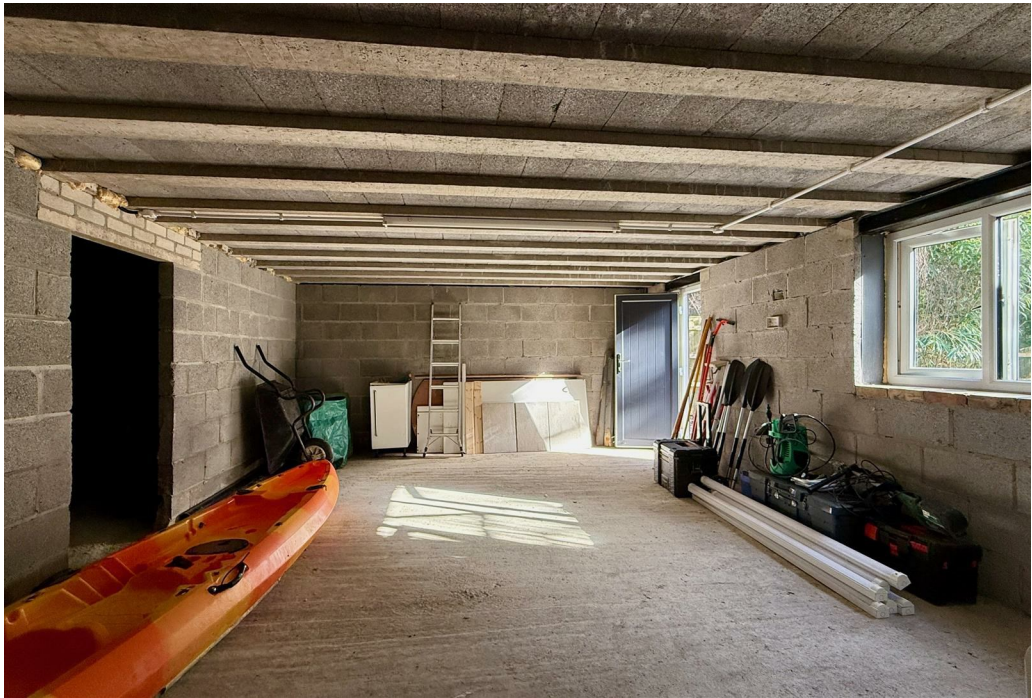
### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.











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