



6

Llanbedr | LL45 2AA

£379,950

MONOPOLY[®]

BUY ■ SELL ■ RENT



6

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A beautifully designed three-storey residence within the exclusive River Artro Development in the heart of the village of Llanbedr, boasting four spacious double bedrooms and three well-appointed bathrooms, making it an ideal family home or a luxurious retreat.

The generous living spaces are both inviting and functional, featuring high-quality flooring and elegant oak doors throughout. The heart of the home is undoubtedly the luxury fitted kitchen, equipped with integrated Siemens appliances and striking granite work surfaces. Semi open plan to the lounge and with French doors opening to the garden, the ground floor has an exceptional and well designed flow. A ground floor WC/utility adds to the practicality of this home.

The first and second floor accommodation are also real highlights of this home.

The impressive principal bedroom suite spans the entire second floor and has steps leading up to a balcony area with walk in wardrobe plus a stylish ensuite. It benefits from commanding views of the surrounding countryside, mountains and distant sea glimpses.

Bed 2 with en-suite, is no less impressive, being a split level room with glass and timber balustrade and stairs to mezzanine level. Two large double glazed windows give views to the listed bridge and the River Artro.

The two further double bedrooms enjoy mountain views and are serviced by a family bathroom.

Externally the gardens are low maintenance, laid to patio to the rear, bound with feature stone walling. To the front there is a brick herringbone courtyard. Two designated parking spaces provide a valuable asset for this central location.

Designed and built to a very high standard, the EPC score is an excellent B (87) making this a highly efficient home and there is approximately 3 years remaining on the LABC new home structural insurance warranty.

Being sold with the benefit of NO ONWARD CHAIN, it is currently operating as a commercial holiday rental.

- Beautifully appointed 4 bedroom town house over 3 floors in popular village location
- Parking and landscaped gardens
- Four double bedrooms two with en-suites
- 3 years remaining on LABC and exceptional EPC B (87)
- High end kitchen/diner with French doors to garden and living room creating options for open plan living
- Exclusive development in heart of village of only 6 properties
- River, mountain and village views
- Walking distance of village amenities, pubs, beach, transport links and school
- Fully double glazed with oil fired central heating and under floor heating to ground floor
- NO ONWARD CHAIN - currently operating as a commercial holiday rental



Entrance Hallway

Spacious hallway with double glazed window overlooking the front of the property. Wood effect laminate flooring with underfloor heating, contemporary lighting and doors leading to; kitchen, cloakroom/utility, under stairs storage. Carpeted staircase leading to first floor.

Living Room

10'9" x 18'5" (3.30 x 5.63)

A spacious and light room with large bay window to the front with views of the River Arto. Glazed double doors open to the kitchen allowing the option of complete separation or an open plan layout. Fitted with stylish wall mounted and ceiling lights, thermostatic panel for the underfloor heating, television and telephone points, and door leading to entrance hallway.

Kitchen /Diner

9'11" x 18'0" (3.04 x 5.51)

Superbly appointed kitchen comprising of a range of base and wall units with grey granite work tops and splash backs, inset with stainless steel sink and mixer tap. The kitchen is fitted with a range of very high specification Siemens appliances, including an integrated electric double oven and hob, integrated dishwasher and microwave and built in fridge freezer. There is a range of lighting options, including task lighting and low level lighting. A thermostatic panel controls the heated tiled floor. Large, dedicated space for dining area. Double French doors lead to the garden area at the rear of the property and glazed double doors leading from the dining area to the living room.

Cloakroom / Utility

5'4" x 4'5" (1.63 x 1.37)

A useful cloakroom and utility with white suite

comprising of low level WC and hand basin set in vanity unit. Partly tiled walls and wood effect laminate floor. With space and plumbing for washing machine.

Principal Bedroom

22'4" max x 12'11" max (6.83 max x 3.95 max)

Occupying the entire second floor, this impressive principal bedroom suite has steps leading up to a balcony area with walk in wardrobe and door leading to another stylish ensuite. It is fitted with a thermostatic control panel, television point and has a large roof window and double glazed window to the rear of the property with commanding views of the surrounding countryside, mountains and distant sea glimpses.

Ensuite Principal Bedroom

6'1" x 9'1" (1.87 x 2.77)

Contemporary white suite comprising of low level WC, basin with LED lit drawers under, shower cubicle with double glass curved doors, shaving point, LED vanity mirror, pair of heated towel rails and is fully tiled throughout.

First Floor Landing

Fitted with radiator, contemporary light fitting, thermostatic control panel and doors leading to the family bathroom and double bedrooms 2 and 3. A half staircase leads to a split level for bedroom 4. Further staircase leads up to principal bedroom on the second floor.

Family Bathroom

9'3" x 6'2" (2.84 x 1.89)

Beautifully appointed white suite comprising of low level WC, hand basin with drawers under and large oval bath with shower head attachment. Stylish fully tiled floor and walls with large integrated mirror with over head lighting and large heated towel rail, LED mirror and obscure double glazed window.





Bedroom 2

15'8" max x 9'7" max (4.80 max x 2.94 max)

Impressive split level room with glass and timber balustrade and stairs to mezzanine level. Two large double glazed windows giving great views to the listed bridge and the River Artro. Fitted sliding door triple wardrobe with shelving and hanging space. Oak door leads through to en suite.

Ensuite Bedroom 2

7'4" x 4'9" (2.26 x 1.46)

Stylish white suite with WC, hand basin set in vanity unit, shower cubicle with multi directional 'therapy' jet option and heated towel rail. Fully tiled walls and floor.

Bedroom 3

10'10" x 10'9" (3.31 x 3.29)

Carpeted double bedroom with double glazed window to rear of property. Stunning views of surrounding countryside and on to the Rhinog mountain range.

Bedroom 4

14'4" x 8'2" (4.39 x 2.49)

Double bedroom to the rear of the property, up a half staircase from landing. Stunning views of surrounding countryside and on to the Rhinog mountain range.

External

To the rear is a low maintenance enclosed rear garden laid to patio with double French doors to the kitchen/diner/ and bound by an attractive stone walling. To the front is a herringbone block paved courtyard with substantial iron gate and stone walls.

There are two dedicated parking spaces within the private courtyard area for the development and also visitor spaces.

Additional Information

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

There is approximately 3 years remaining on the LABC (structural insurance policy)

Llanbedr and its Surrounds

6 Plas Newydd benefits from wonderful river and mountain walks right from the doorstep and is located in the heart 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.

Disclaimer



ANTI-MONEY LAUNDERING CHECKS

In accordance with current anti-money laundering legislation, intending purchasers will be required to provide proof of identity, address and source of funds/source of wealth information when an offer is made and before any sale can proceed. We ask for your cooperation to minimise delays.

IMPORTANT NOTICE

These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst we take reasonable care to ensure that the information provided is accurate and not misleading, buyers should not rely on these particulars as statements or representations of fact and should satisfy themselves by inspection, survey, searches and enquiries through their solicitor.

The Agent has not tested any apparatus, equipment, fixtures, fittings, services, heating systems, electrical installations, appliances or other items at the property and cannot confirm that they are in working order or fit for purpose. Any reference to tenure, boundaries, rights of way, easements, planning, building regulations, services, council tax, broadband/mobile coverage or other matters is based on information supplied by the Seller or third parties and should be verified by the Buyer's solicitor or surveyor.

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Floor plans, measurements and areas, where provided,



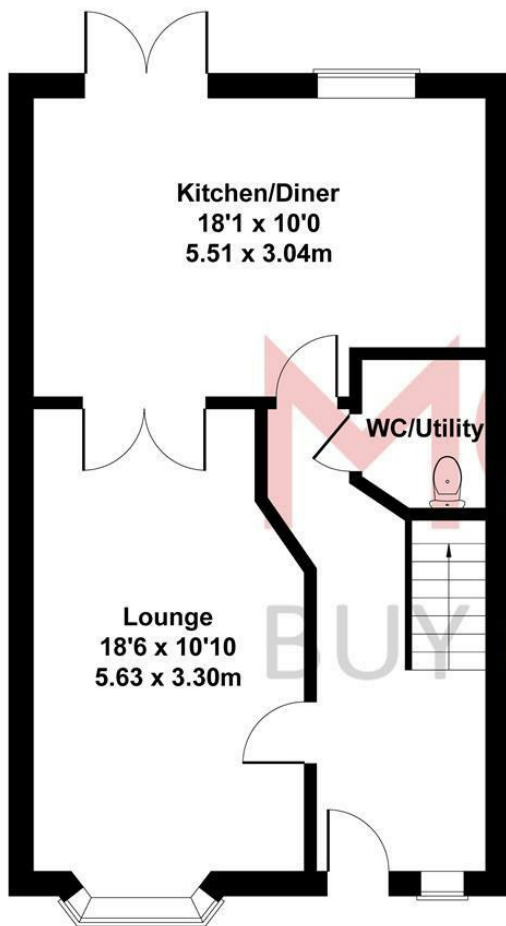


are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked before travelling to view.

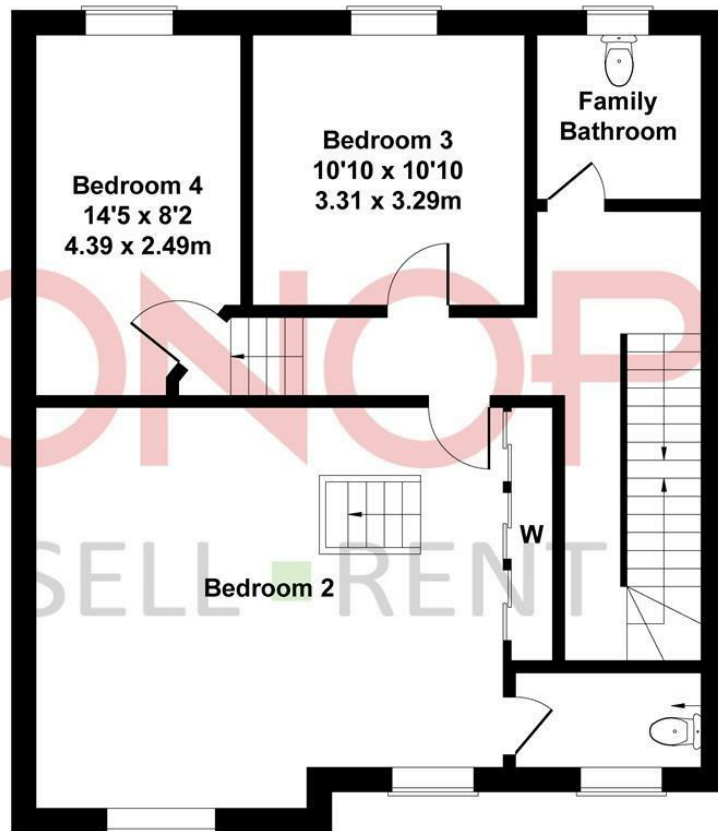


6 Plas Newydd

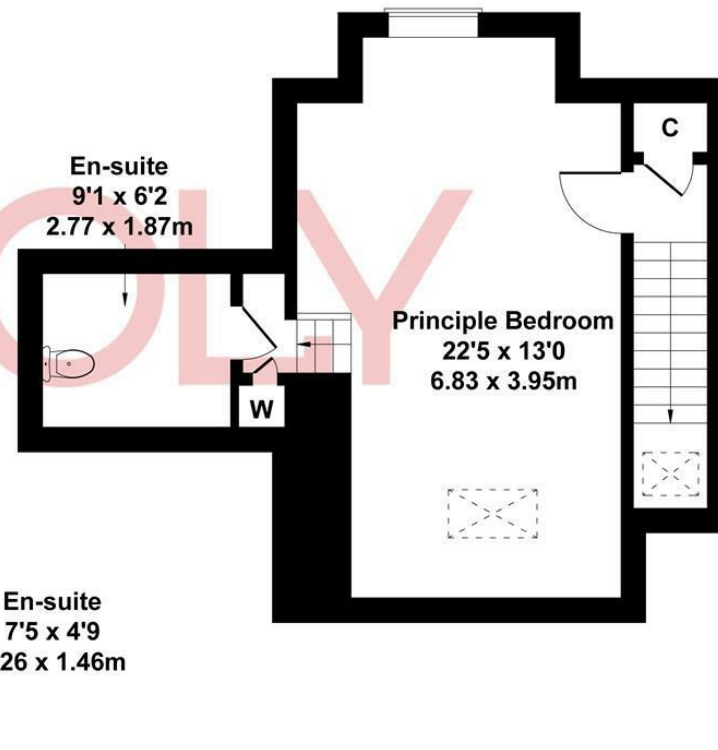
Approximate Gross Internal Area
1755 sq ft - 163 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

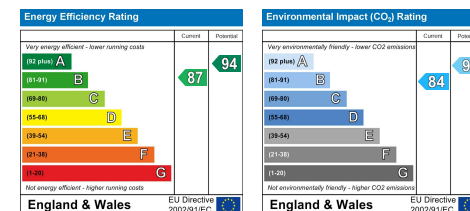
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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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