



Caeabergam

Llanbedr | LL45 2HT

£330,995

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT



# Caeabergam

Llanbedr | | LL45 2HT

Rarely does such a perfectly located property come to market, in a semi rural but accessible location Caeabergam has sea and rural views to the front, woodland and mountain views to 3 sides and is within walking distance of the beach, Llanbedr village with its shops, 3 pubs, transport links and the Rhinog mountains.

Renovated to an exceptionally high standard, the 3 bed detached home boasts a contemporary kitchen and dining area making it an ideal space for both entertaining and everyday living and there is underfloor heating throughout the ground floor. French doors from both the kitchen and lounge lead to a raised terrace offering beautiful views and a seamless connection between indoor and outdoor living. A utility/boot room is perfect for muddy/sandy boots and shaking off outdoor clothing.

The contemporary first floor bathroom is well equipped with both bath and separate shower and with three spacious double bedrooms (one with dressing area or potential for en-suite), there is ample room for family and guests alike.

The handsome property dates from 1930's and is of brick and cavity wall construction, the renovation includes stone and cedar cladding, external render and painting. There is a slate roofed cedar veranda spanning the width of the house over a large flagged terrace with sea and mountain views and a sunny aspect. There are flat lawn areas (artificially turfed for low maintenance), raised beds, a hot tub area and further patios and gravelled seating areas. The garden extends to three sides, making full advantage of the wonderful sea, mountain and rural views and there is a large parking area to the front.

Located in the small hamlet of Pensam, this property offers a unique lifestyle opportunity. Whether you are looking for a permanent residence or a holiday retreat, this home just outside Llanbedr is a remarkable opportunity that should not be missed and is being sold with the benefit of NO ONWARD CHAIN.

- Superb location, with sea and mountain views
- Detached 3 bedroom property renovated to a very high standard
- Bespoke kitchen/diner with separate utility/boot room
- Underfloor heating to ground floor, fully double glazed with central heating
- 3 double bedrooms, principal with dressing room and sea views
- Hot tub area, raised terrace with veranda, patios and lawns
- Low maintenance landscaped gardens and private parking
- Walking distance to Llanbedr village, sandy beach, transport links and mountain walks
- Secluded but not isolated
- NO ONWARD CHAIN



### Entrance Hall

A slate roofed open veranda spans the width of the house. The entrance door sits under this veranda and opens to the hallway with engineered oak flooring, door to lounge, semi open plan to the kitchen/diner and with stairs rising to the first floor. There is room for coats and shoes in addition to the utility/boot room to the rear.

### Lounge

11'1" x 17'3" (3.4 x 5.28)

Light and spacious with engineered oak flooring and under floor heating and French doors opening to the veranda and the terrace beyond. A window to the rear looks out to the rear garden and fields beyond.

### Kitchen/Diner

18'5" x 17'4" (5.63 x 5.29)

An outstanding contemporary kitchen/diner with a range of wall and base units with solid counter over. Porcelain tiled floor with underfloor heating and French doors to the patio providing sea and woodland views. A window to the rear looks over the garden and fields behind. There is a built in double oven and 5 ring gas hob with extractor over, integrated fridge/ freezer and integrated dishwasher.

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

### Utility/Boot Room

6'9" x 6'9" (2.06 x 2.08)

With tiled floor, plumbing and space for a washing machine and a tumble drier. Space for boots, shoes and coats, household equipment and also useful storage cupboard. Door to kitchen/diner and door to rear garden.

### Principal Bedroom

11'5" x 11'2" (3.5 x 3.42)

To the front, this large double has sea views and a walk in dressing room.

### Dressing Area Principal Bedroom

6'9" x 4'8" (2.07 x 1.43)

This area provides a superb dressing room or could be converted to an en-suite as there is plenty of room in the principal bedroom for wardrobes and other furniture.

### Bedroom 2

11'5" x 8'9" (3.5 x 2.67)

A further double with sea views.

### Bedroom 3

11'5" x 8'3" (3.5 x 2.53)

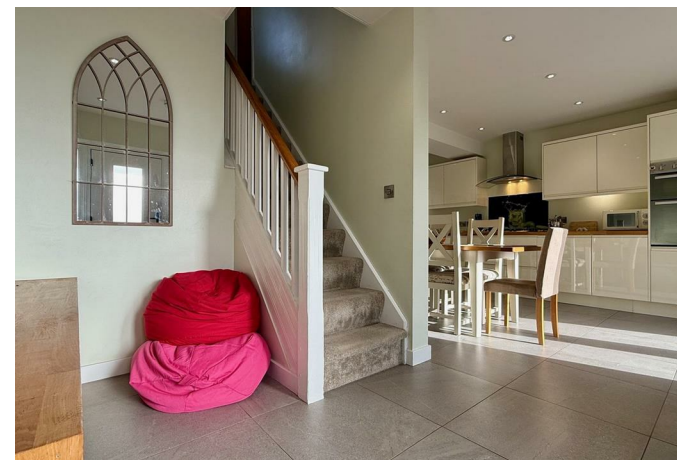
To the rear, this double room has views across the adjacent farmland and over to the mountain ranges.

### Bathroom

Well appointed, with fully tiled walls and floor, shower cubicle, large bath with central taps and shower attachment, hand basin in vanity unit and low level WC. Heated towel rail. LED mirror and window to the side.

### External

The property has landscaped gardens to 3 sides plus a large gravelled parking area. To the front, doors from the lounge, kitchen and hallway open to a large flagged terrace with slate roof veranda facing the coast with sea, rural and mountain views and a sunny aspect. Steps lead down to a flat lawn area (currently laid with artificial grass for low maintenance). To the side is a further patio with space and connections for a hot tub and a large gravelled seating area, all screened by trees. At the rear is a further patio, artificial lawn and shed (housing the water treatment





plant and providing additional storage). A stone wall encloses the area which has a back drop of fields.

There is access at the rear to a useful external store.

#### **Additional Information**

The property is connected to mains electricity. It is fully double glazed with propane gas central heating and is well insulated. It has a private water supply with uprated treatment plant and drainage is to septic tank registered with NRW.

EPC currently under reassessment.

#### **Llanbedr, Pensarn & Harlech**

Pensarn is a picturesque, slightly elevated hamlet consisting of 14 properties that overlook Pensarn Harbour and its yacht moorings, Shell Island, beautiful local beaches and open farmland. It lies within the boundary of the Snowdonia National Park. The nearest beach is Llandanwg, about a 20 minute walk along the recently opened 'Wales Coast Path' or a five minute drive.

The village of Llanbedr with shops and three superb pubs/restaurants is less than a mile away and can also be reached via a pleasant walk down a backwater single track lane from the property. Harlech with its formidable World Heritage Listed castle, beautiful sandy beach and the internationally renowned Royal St David's links golf course is 2.5 miles north of the village. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets.

For those that require it, a private aircraft can be landed at Llanbedr airport which is about 3 miles from this property.

The nearest railway station is a 10 minute walk away located on the Cambrian Coastal Line which runs between Aberystwyth, Pwllheli and Shrewsbury, continuing to Birmingham and then beyond. Behind the village of Pensarn is the spectacular Rhinog mountain range that comprises varying 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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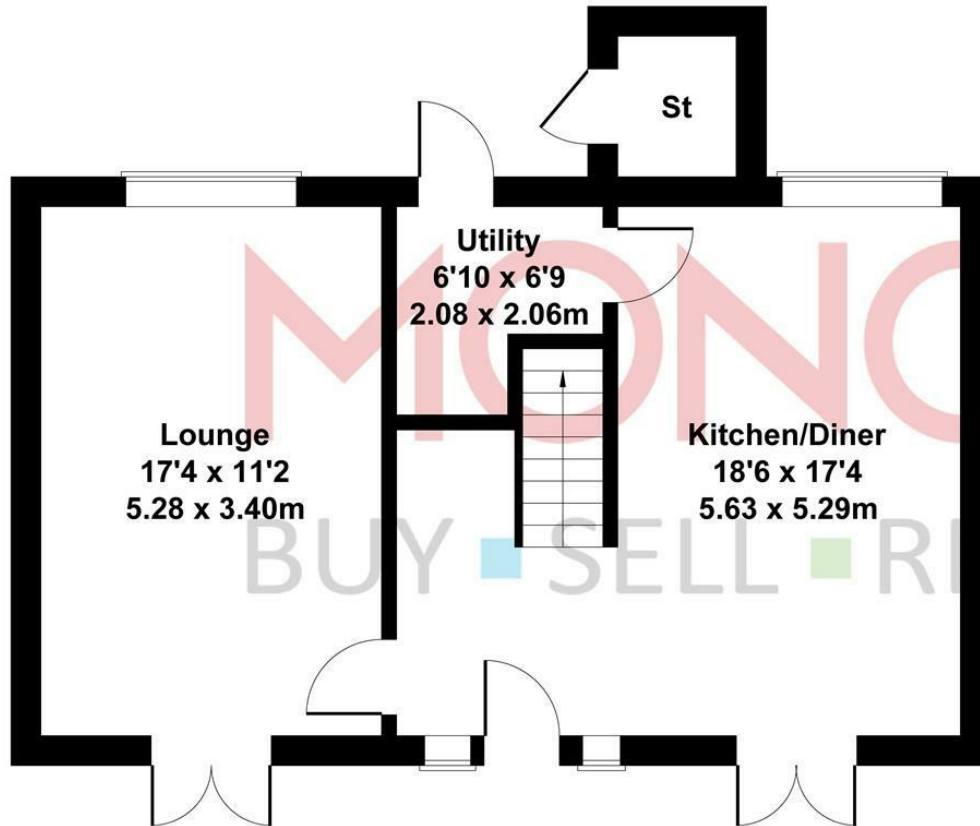
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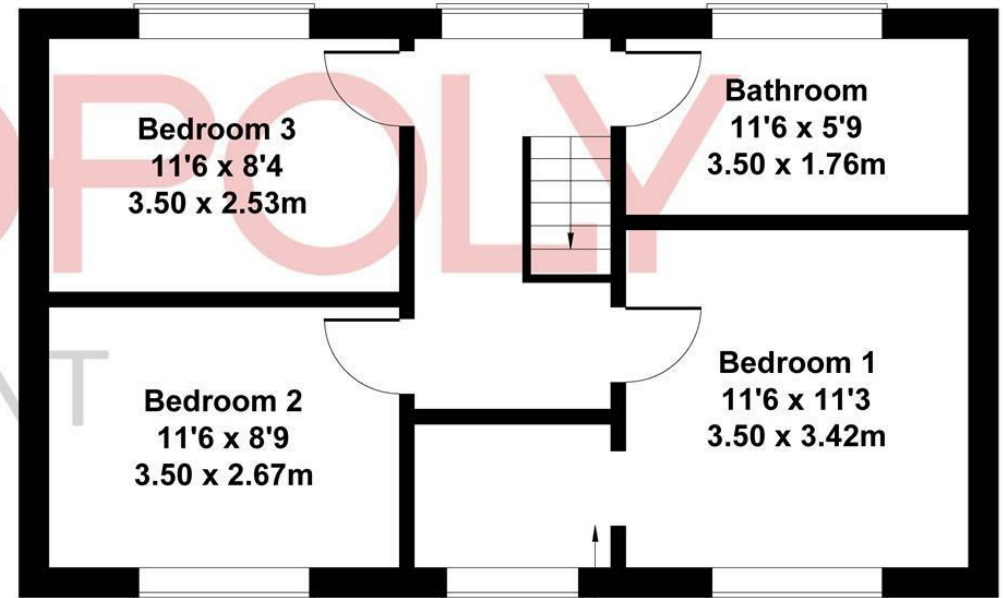


# Caerbergam

Approximate Gross Internal Area  
1044 sq ft - 97 sq m



**GROUND FLOOR**



**FIRST FLOOR**

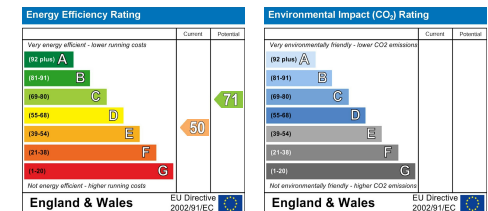
**Not Drawn to Scale, for Illustrative Purposes Only**

**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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