



Llanbedr || LL45 2LE

£220,000

MONOPOLY
BUY ■ SELL ■ RENT



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Afallon is a charming traditional stone cottage located in the picturesque coastal village of Llanbedr. This delightful mid terraced cottage is presented to an exceptionally high standard and with a wealth of period features offers a perfect blend of traditional charm and modern comfort, making it an ideal property for those seeking a coastal property in the heart of a village.

The warm and inviting interior comprises of an open plan lounge/kitchen. The spacious lounge area with cosy log burning stove set within original inglenook fireplace is perfect for relaxing or entertaining guests. The high end well appointed contemporary kitchen provides the perfect space for culinary enthusiasts to create delicious meals.

Upstairs, you will find 3 cosy bedrooms (2 doubles and a single) plus a well appointed contemporary bathroom. The property also features a low maintenance courtyard garden to the rear, perfect for alfresco dining and a gated courtyard to the front with attractive traditional wooden porch gallery.

Afallon benefits from full double glazing and LPG gas central heating and on road parking is available to the front.

Located in the idyllic village of Llanbedr, this property offers a unique opportunity to embrace coastal and village life being within easy reach of local amenities and attractions, sandy beaches, rivers, woods and mountains. If you are looking for a perfect coastal home or investment property, this house has the potential to become your own little piece of paradise by the sea.

Don't miss out on the chance to make this charming property in Llanbedr your new home. Contact us today to arrange a viewing and NO ONWARD CHAIN, Afallon is move in ready.

- Idyllic 3 bedroom traditional stone cottage in coastal village
- Wood burning stove in stone fireplace
- Beautifully presented and fully refurbished
- Contemporary kitchen and first floor bathroom
- Low maintenance patio garden to rear, courtyard to front
- Full double glazing and gas central heating
- Popular coastal village location, close to sandy beaches, rivers and mountains
- On road parking to the front
- NO ONWARD CHAIN



Entrance Hallway

With wood effect laminate flooring, space for coats and boots, door to open plan lounge/kitchen/diner. Carpeted stairs with LED stair lights and wooden banister lead up to the first floor.

Lounge/Diner

14'0" × 13'6" (4.27 × 4.13)

Open plan to the high end kitchen beyond, this welcoming cosy lounge benefits from a wood burning stove (installed 2024) on slate hearth set within traditional inglenook stone fireplace. There is a deep bay window to the front with recessed spot lights over which forms a lovely extra seating area. In addition there is space for a dining table and chairs and a useful under stairs cupboard.

Kitchen

15'5" × 9'1" (4.7 × 2.79)

A high end contemporary kitchen with a large range of white wall and base units and worktop over. There is a large island with built in hob and extractor over, and additional base units below including glazed display cabinets and two built in wine racks. Integrated appliances include the oven, fridge freezer, dishwasher and washing machine. The whole area has a light and spacious feel with dual windows, glazed door to the rear and recessed spotlights.

Bedroom 1

8'8" × 13'8" (2.65 × 4.17)

Double bedroom with deep sill and views over the garden to the rear. With original stone lintel and two built in wardrobes.

Bedroom 2

8'8" × 10'7" (2.65 × 3.25)

Double bedroom with deep sill and views to the front and two built in wardrobes.

Bedroom 3

6'8" × 6'8" (2.04 × 2.04)

Single bedroom with views to the front.

Bathroom

8'8" × 13'8" (2.65 × 4.17)

Well appointed with contemporary suite comprising of low level WC, bath with shower over with drench attachment and large hand basin. There is a heated towel rail and obscure window to the rear.

Exterior

At the front of the cottage there is a gated courtyard bounded by a stone wall with an attractive traditional wooden porch canopy. To the rear of the property there is an enclosed low maintenance patio garden ideal for alfresco dining. (approximately 3 metres wide by 6.2 metres long) On road parking is possible outside the front of the property

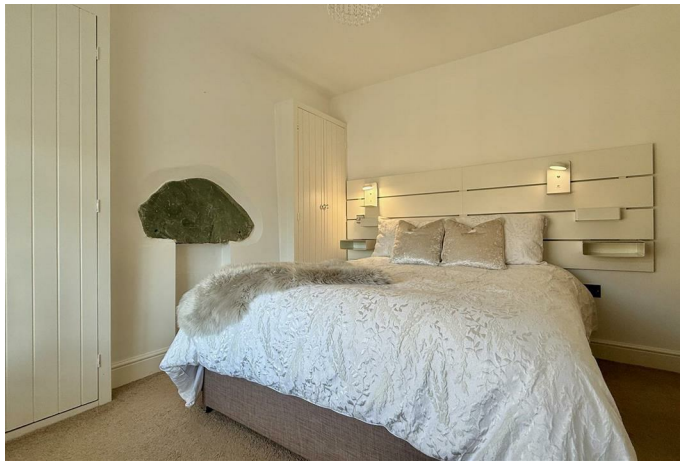
Additional Information

Afallon is connected to mains electricity, water and drainage. It fully double glazed with LPG central heating.

Llanbedr and its Surrounds

Afallon 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.

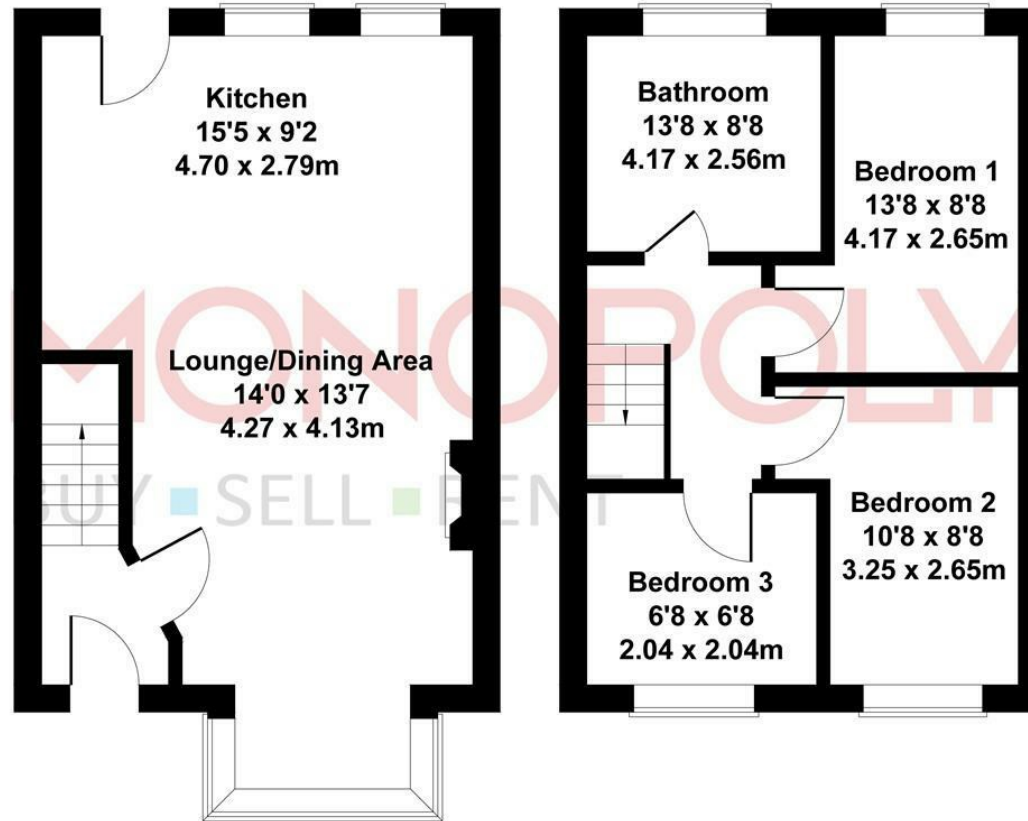






Afallon

Approximate Gross Internal Area
743 sq ft - 69 sq m



GROUND FLOOR

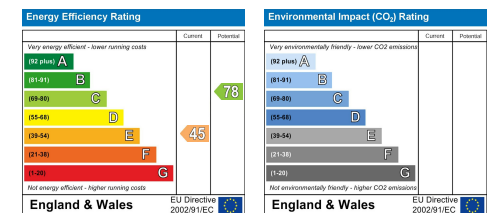
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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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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