



Brongelwynen

Talsamau || LL47 6TY

£125,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

Brongelynen

Talsamau || LL47 6TY

Located in the heart of the popular coastal village of Talsamau, this charming mid-terrace house presents an excellent opportunity for first-time buyers/investors or those looking to downsize.

Spanning three floors, the property boasts two reception rooms, alongside 3 bedrooms and a family bathroom. The galley kitchen to the rear opens to an enclosed courtyard garden, providing a delightful outdoor space for enjoying the fresh air, space for children and pets and room for a shed to house outdoor paraphernalia.

On road parking is available outside the property and there is also a free community carpark in the village just a couple of minutes walk away as is the local village pub and children's playground.

Recently reroofed, this property comes with up-to-date electrical certification, giving you peace of mind as you consider making it your own. Some upgrading required to the internal decor presenting the potential to add your personal touch, this house is ready for new owners to infuse their style and character.

Situated in a popular village location, you will find yourself surrounded by the natural beauty of the area, with local amenities and coastal attractions just a stone's throw away. This property is not just a house; it is a wonderful opportunity to create a home in a vibrant community. Don't miss your chance to step onto the housing ladder or downsize in this delightful setting.

The property is being sold with the benefit of NO ONWARD CHAIN. With kitchen appliances included, it is ready to move into and enjoy.

- 3 bedroom mid terraced traditional stone cottage set over 3 floors
- 2 reception rooms with feature fire places
- Rear courtyard garden
- Coastal village location with views to Port Meirion, estuary and mountains from the bedrooms to the front
- On road parking available outside property plus free community village car park
- Fully double glazed with electric heating
- Some upgrading required allowing new owners to add their own stamp
- Characterful and charming
- Reroofed, with up to date electrical certification, kitchen appliances included
- NO ONWARD CHAIN



Entrance Hall

A couple of slate steps lead from the small courtyard to the front door opening to the entrance hall with doors off to the lounge and to the dining room.

Lounge

7'7" x 12'9" (2.32 x 3.9)

Attractive bay window to the front and period fireplace with electric fire.

Dining Room

11'2" x 11'7" (3.42 x 3.55)

To the rear with window to the garden, period fireplace with electric fire, two original fitted cupboards in the alcove, under stairs storage area including kitchen drawer unit. Door to kitchen and stairs to the first floor.

Kitchen

4'4" x 8'8" (1.33 x 2.65)

Galley style with a range of wall and base units. There is a sink with mixer tap, under counter fridge freezer, washing machine, electric cooker and window and door to courtyard garden.

All appliances are included in the price.

First Floor

Doors off to principal bedroom to the front, large bathroom to rear and spacious airing/linen cupboard. Stairs rise to the second floor.

Principal Bedroom

11'2" x 9'8" (3.42 x 2.95)

With views over to Portmeirion from the window to the front.

Family Bathroom

11'2" x 8'10" (3.42 x 2.7)

With white suite comprising of low level WC, bath

and separate shower cubicle, hand basin and window to the rear.

Second Floor

With doors to bedrooms 2 and 3.

Bedroom 2

11'2" x 12'5" (3.41 x 3.8)

With window to the rear with very pleasant green gardens and tree views. Some restricted head room.

Bedroom 3

12'0" x 8'10" (3.67 x 2.71)

L shaped bedroom with open estuary, Portmeirion and hill views to the front and large under eaves storage cupboard.

Exterior

To the front is a small courtyard with railings, gate and steps to the front door. To the rear is an enclosed patio garden with space for a small storage shed if required.

Additional Information

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

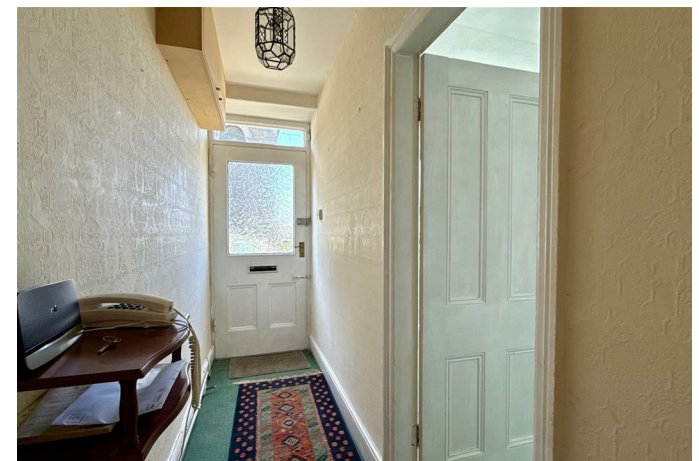
We understand that the property has been reroofed in recent years with the front was done in 2017, the back in 2021, and the small flat roof in 2024.

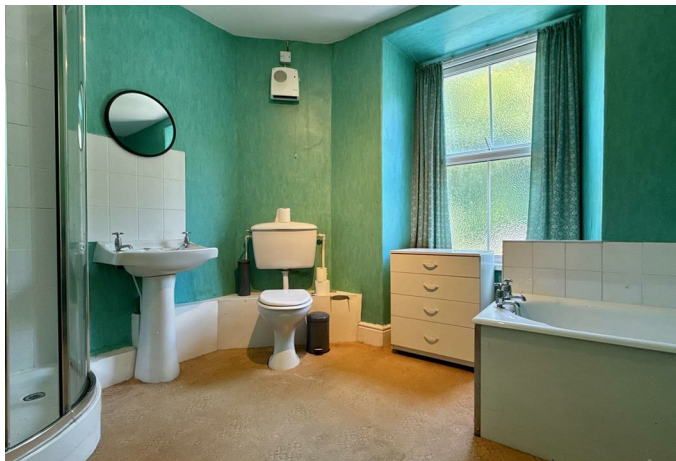
The electrical certification (EICR) was carried out in 2023.

Kitchen appliances included in the price.

Talsarnau and its Surrounds

Brongelynen is located in the village of Talsarnau within the Snowdonia National Park and home to



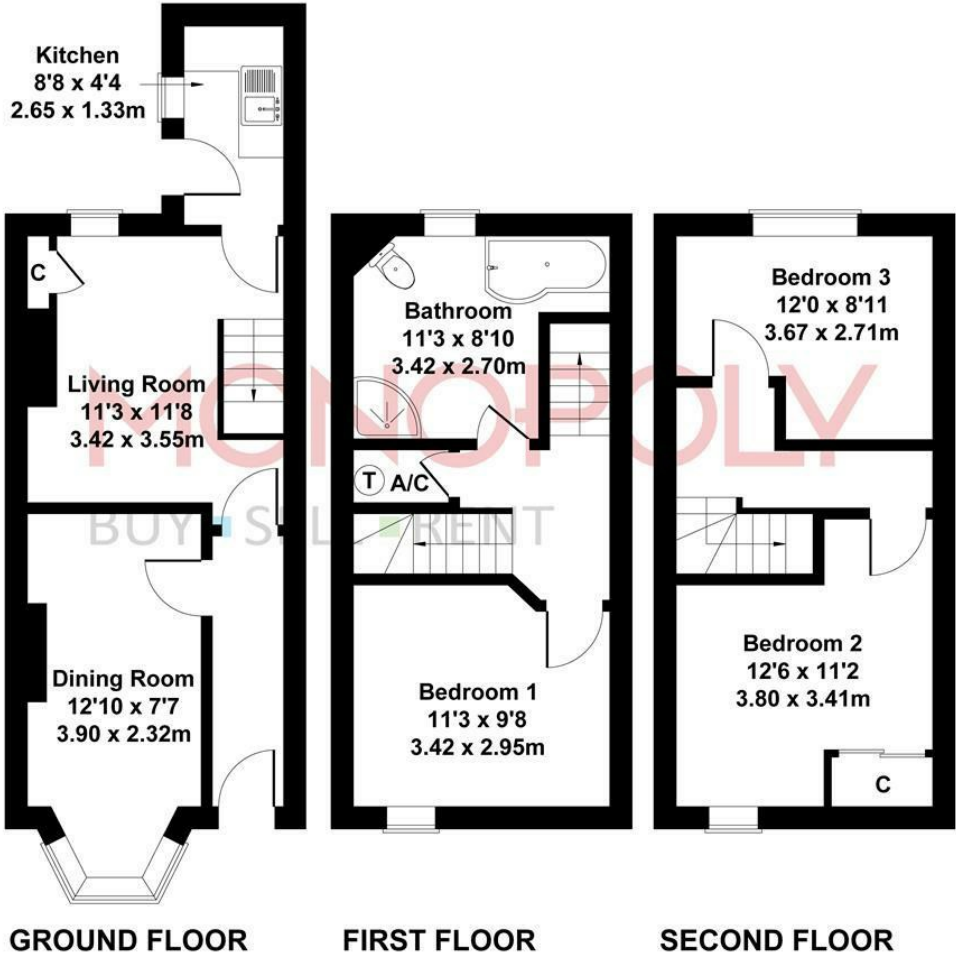


the popular 'Ship Aground' public house and a primary school. It also has a community playground and carpark. It is situated on the A496 coastal road between Porthmadog and Harlech, close to the hamlets of Eisingrug and Llandecwyn. It is just 1.5 miles from the beautiful Afon Glaslyn estuary and only three miles from the historic castle town of Harlech and close to Porthmadog and all its facilities. Fantastic walking is on the doorstep with the Welsh Coastal Path passing close by, but for the more adventurous it is in close proximity to Blaenau Ffestiniog where you can enjoy all the activities at Llechwedd slate caverns, Zip World Titan (the largest zip zone in Europe), Zip World Caverns and Bounce Below (deep mine zip wires and the largest underground system of trampolines in the world!). For something a little less energetic, the well-known Ffestiniog narrow gauge steam railway is close by and the peaceful and tranquil beach at Harlech, just 3 miles away is one of the best in North Wales and you can often walk for miles along it without meeting a soul.



Brongelynen

Approximate Gross Internal Area
893 sq ft - 83 sq m



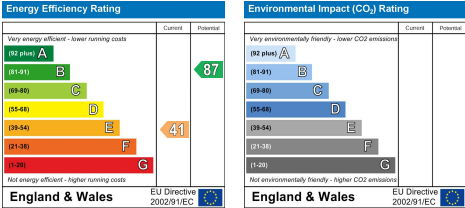
Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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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