



Llys Meirion

Llanbedr | LL45 2HL

£265,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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In the heart of the popular village of Llanbedr, Llys Meirion is a beautifully renovated three-bed bungalow tucked away in a quiet location and boasting both a lovely garden and plentiful parking - extremely valuable assets in this central location.

The bungalow has been thoughtfully and extensively refurbished, including a newly installed bathroom, flooring and carpeting, combi boiler and oil tank. There is updated wiring, plumbing, radiators and newly insulated internal walls to most areas. The exterior has been enhanced with new render and breathable membrane (full details in additional information section).

One of the standout features of this property is the large garden plot to front and rear with lawns, sun terrace and patios and with a very sunny aspect. The gardens back on to fields and the grounds of the medieval parish church of St Peter. A large conservatory opening to the back garden invites natural light and offers a delightful space for relaxation or entertaining whatever the weather. The patio seating areas are ideal for al fresco dining or simply enjoying the peace and tranquility of the garden. Additionally, the property includes a substantial garage/workshop and log shed.

Parking is plentiful, with space for cars, vans, boats etc. The oil-fired central heating, complemented by a new boiler and oil tank, ensures warmth and efficiency. The lounge has open fire perfect for cosy winter nights, and there is the facility to install a log burning stove.

With no onward chain, this bungalow is ready for you to move in and make it your own. This property presents a wonderful opportunity for those seeking a peaceful village lifestyle without compromising on modern comforts. Don't miss the chance to view this exceptional home in Llanbedr.

Viewers are advised that the property is of NON STANDARD CONSTRUCTION, buyers requiring finance are advised to speak to their mortgage advisor before booking a viewing for this home.

- Delightful extensively refurbished 3 bedroom bungalow tucked away in the heart of Llanbedr village
- Plentiful parking, large driveway and workshop/garage
- Lovely garden plot with lawns, terrace and patios to both front and rear. Backdrop of fields and church grounds
- Beautifully presented with refitted bathroom, new flooring and contemporary decor
- Cosy open fire to lounge
- Quiet location just minutes walk from the village centre and amenities
- Fully double glazed with oil fired central heating
- NO ONWARD CHAIN
- Large conservatory
- Non standard construction



Entrance Hall

4'11" x 9'6" (1.5 x 2.9)

A new anthracite composite front door opens to the light and bright hallway leading to the lounge and kitchen/diner. Recently recarpeted.

Living Room

11'1" x 10'9" (3.4 x 3.3)

Cosy and bright with open fire (HETAS certified) in feature stone surround with display shelving. Flooded with light from large window to the front and window to the side. Recently recarpeted.

Kitchen/Diner

19'8" x 9'2" (6.0 x 2.8)

With new oak effect Natural Oak luxury vinyl flooring and a range of base and wall units with tiled splash-backs. Having a large range style oven with 5 ring gas hob, space for tumble dryer/dishwasher and space and plumbing for a washing machine. There is a dining area in front of the double doors to the conservatory and new anthracite composite door to the garden.

Conservatory

11'9" x 9'2" (3.6 x 2.8)

A large conservatory overlooking and opening to the patio and garden. With tiled floor and glazing to three sides.

Bedroom 1

11'5" x 10'9" (3.5 x 3.3)

A spacious double with window to the garden at the front, newly carpeted with new radiator.

Bedroom 2

8'7" x 10'9" (2.63 x 3.3)

A further double with window to the garden at the front. Newly carpeted with new radiator.

Bedroom 3/Home Office/Hobby Room

7'2" x 9'2" (2.2 x 2.8)

A large single with window to the garden at the rear. Also perfect for a home office/hobby room. Newly carpeted with new radiator.

Bathroom

9'6" x 6'2" (2.9 x 1.9)

Recently refitted with white suite and Grohe taps, comprising of P shaped bath with central taps and shower over, hand basin and low level WC. Oak effect waterproof flooring, contemporary wall tiling, Howdens cabinetry and dual fuel heated towel rail. With two obscure windows to the rear.

Garage/Workshop

10'9" x 16'4" (3.3 x 5)

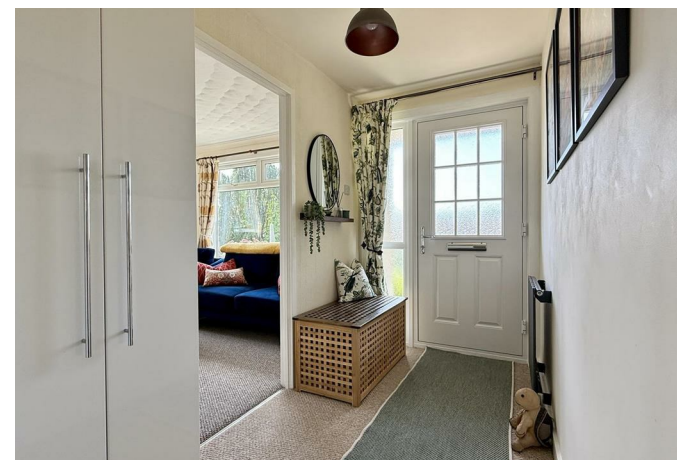
The large wooden workshop at the top of the drive has power, water and a window. There is a log shed to the side.

Exterior

The bungalow sits in a delightful garden with a sunny aspect and backing onto fields and the historic medieval St Peters church and grounds. It is approached by a gated driveway opening to the large blue slate parking area, garage workshop and pretty front garden laid to lawn with flower beds. Steps lead to the front door and terraced area with seating.

The gardens extend round the side to the rear where there is a large patio, lawns and shed. The gardens have a delightful aspect backing on to fields and the church grounds. They are totally enclosed.

To the side is a further patio area and the external Firebird oil Combiac Xceed combi boiler.





Additional Information

The property is freehold and connected to mains electricity, water and drainage. It is fully double glazed with oil fired central heating. The boiler and tank being fitted and commissioned in 2025.

Is of non standard construction (prefabricated reinforced concrete). As a result, it may not be possible to secure a mortgage against the property and buyers are advised to speak to a mortgage advisor if finance is required for purchase.

Externally the property has been covered with Tyvek breathable membrane and stainless steel mesh attached to the panels. A new scratch render applied finished by a final layer of plaster and pebbledash.

Internally all the walls and ceilings in the bedrooms, hallways and kitchen diner have been replaced, as has the plasterboarding to the external walls. The external walls have been insulated. The internal walls in the refurbished areas have also been replaced and insulated.

Llanbedr and its Surrounds

Llys Meirion 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.

Article 4

Class C3 Primary residence only.

Under Article 4 Direction planning consent is required for:

Change of use of a main residence (use class C3) into a second home (use class C5) or short-term holiday let (use class C6) and specific mixed uses;
Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;
Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.

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.

Some images may have been digitally or AI enhanced for presentation purposes. Any such enhancement is cosmetic only and is limited to improving image quality, lighting, clarity or appearance. It is not used to alter or misrepresent the size, condition, layout, features, boundaries, views, location or material characteristics of the property.

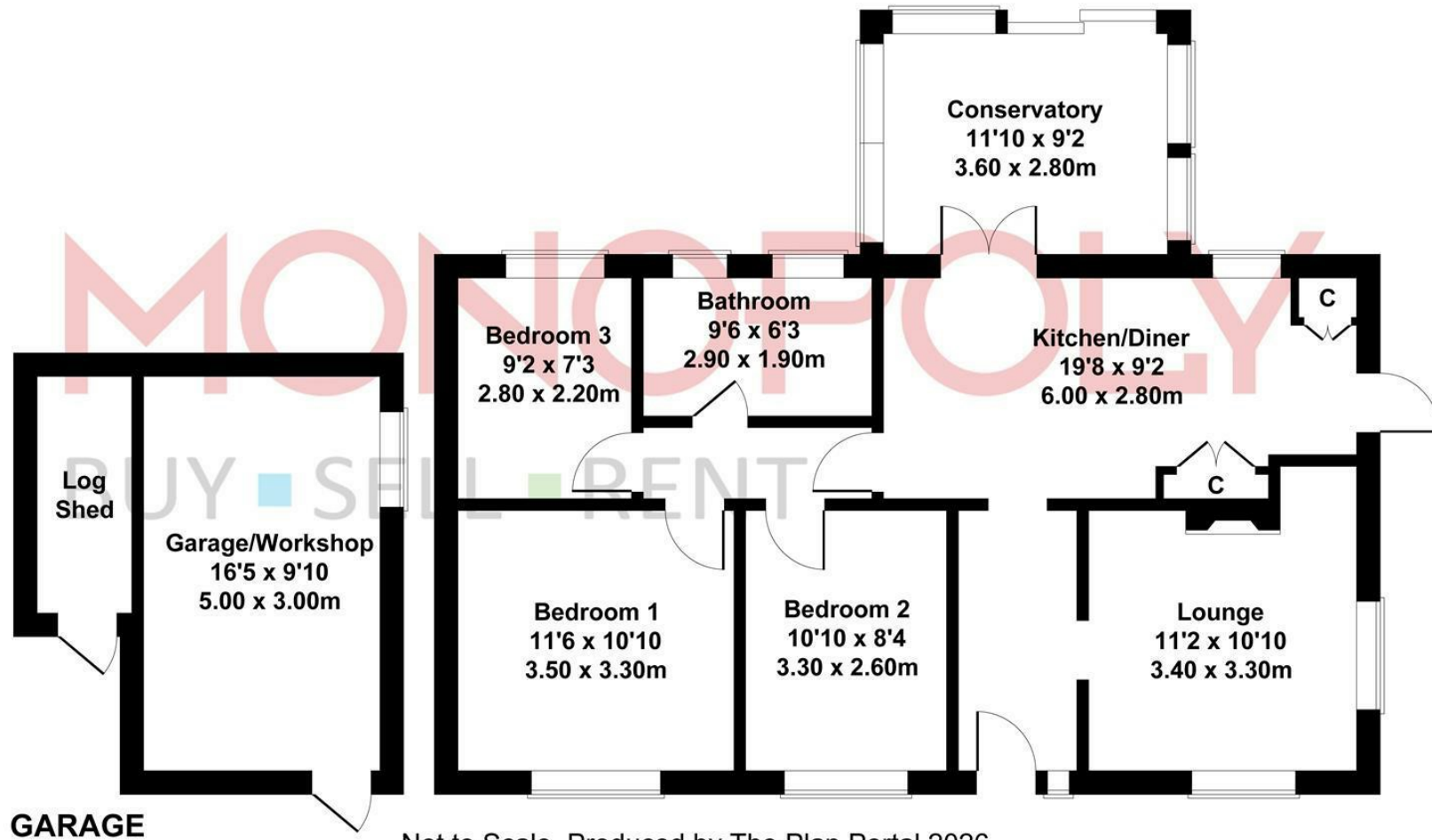
Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked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





Llys Meirion

Approximate Gross Internal Area
1044 sq ft - 97 sq m
(Excluding Log Shed)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

MONEY LAUNDERING REGULATIONS 2003

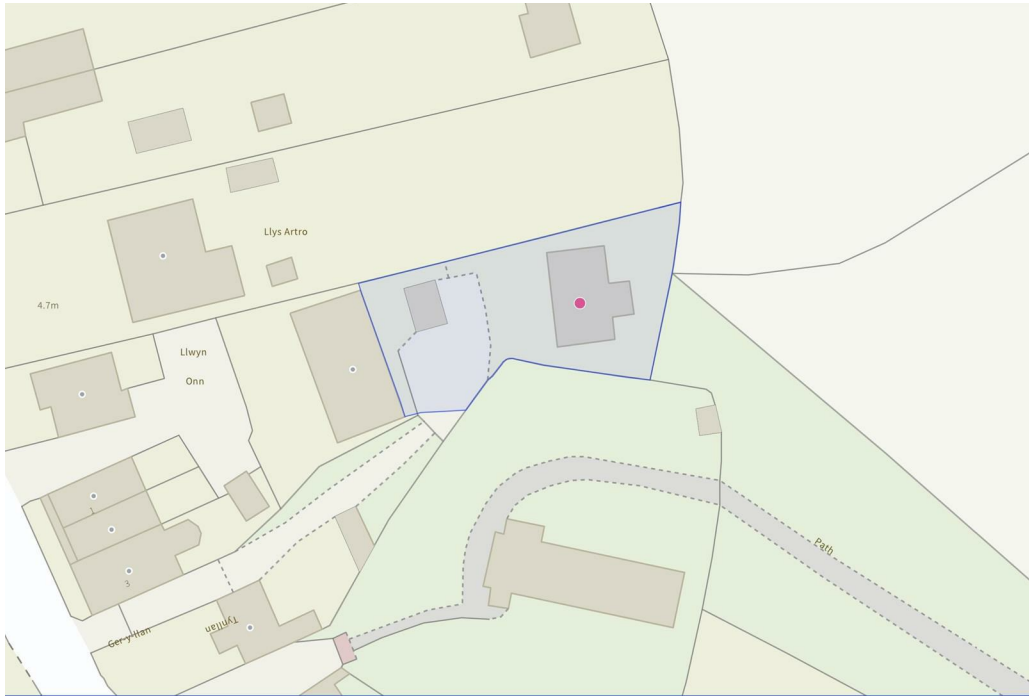
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Energy Efficiency Rating		Current	Future	Environmental Impact (CO ₂) Rating		Current	Future
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO ₂ emissions	(82-91) A		
(81-91) B				(71-81) B			
(69-80) C				(59-70) C			
(55-68) D				(45-58) D			
(39-54) E				(31-44) E			
(21-38) F				(13-30) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		





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