



Tom Parry

Bryn Y Felin , Talsarnau, LL47 6UU

£299,950

Bryn Y Felin , Talsarnau, LL47 6UU

Croeso i Bryn Y Felin - a Grade II listed, picturesque, detached, 3 bedroom stone built property in a small hamlet, rural but not isolated. It benefits from a wealth of history, well proportioned rooms and all the character you would expect from a country cottage. Original features include ceiling beams, stone floor, sash windows and an exposed fire range with bread oven. The large woodland garden of the property is the perfect spot in which to sit and enjoy rural living.

The property lies in Snowdonia National Park and is located 4 miles from the town centre of Harlech, a world heritage site, which offers a range of facilities including shops, restaurants, Post Office, schools, swimming pool and petrol station. It also boasts a cliff top castle and the Royal St David's Golf Club. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Barmouth with regular services to the Midlands and beyond. The A55 can be reached within 1 hours drive.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

LOUNGE

5.18 x 4.63 (16'11" x 15'2")

Packed with original features including stone floor, fire place range with bread oven, ceiling beams, window to front, doors leading to

KITCHEN

3.20 x 3.09 (10'5" x 10'1")

Base units, sink and drainer unit, quarry tiled floor, electric cooker, window to front

BATHROOM

3.60 x 2.31 (11'9" x 7'6")

Fitted with suite comprising panelled bath, low level w.c., wash hand basin, window to side, ceiling beams, quarry tiled floor

STORE ROOM

2.75 x 2.11 (9'0" x 6'11")

Accessed via the lounge with window to side and quarry tiled floor, door leading to

LOG STORE

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

Window and door to outside

FIRST FLOOR

LANDING

4.58 x 2.53 (15'0" x 8'3")

Spacious and light landing with wooden floors, high beamed ceiling, window to front over looking garden, doors leading to

BEDROOM 1

3.18 x 2.45 (10'5" x 8'0")

Wooden floor, integrated cupboard housing hot water cylinder, window to side

BEDROOM 2

3.20 x 2.92 (10'5" x 9'6")

Wooden floor, feature cast iron fireplace, window to front, loft access

BEDROOM 3

2.94 x 4.53 (9'7" x 14'10")

Wooden floor, feature cast iron fireplace, window to front over looking garden

EXTERNAL

The idyllic cottage sits in approximately 0.165 of an acre which is primarily a woodland garden with mature trees, colourful shrubs, winding paths and areas in which to sit and enjoy the bird song, daffodils and blue bells. Pigsty with new roof. Off road parking.

SERVICES

Mains water and electricity. Septic tank

ADDITIONAL INFORMATION

A Grade II listing applies to the cottage.







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

