



Tom Parry

4/5 Tai Newyddion Ynys, Talsarnau, LL47 6TN
Offers in the region of £215,000

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Originally 2 cottages but now successfully converted into one cosy dwelling, this generously sized stone build cottage has been tastefully modernised and is perfect for family living.

The property benefits from 2 reception rooms allowing the home to be used flexibly - both have the added advantage of a log burning stove for those colder winter days. The ground floor also offers a fitted kitchen and separate utility space - perfect for storage and practical solutions for family life.

Upstairs the property benefits from 3 good sized bedrooms and stylish family bathroom with both a bath and a shower for choice.

Externally the property has off road parking for 2 vehicles and enclosed rear garden with sun drenched patio overlooking the open countryside beyond.

The property has been maintained to a high standard throughout and is move in ready. As an added bonus there is no onward chain.

Viewings are highly recommended to appreciate the quality and size of this beautiful cottage.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALLWAY/UTILITY

1.72 x 3.26 (5'7" x 10'8")
Tiled floor, window to side, space and plumbing for washing machine, door into

KITCHEN

2.34 x 4.03 (7'8" x 13'2")
Fitted with a range of wall and base units including integrated oven with hob and extractor hood above, circular sink and drainer unit, laminate worktops, tiled floor, radiator, space and plumbing for dishwasher, door into

DINING ROOM/SNUG

4.04 x 4.44 (13'3" x 14'6")
Two windows to front, feature log burning stove with slate hearth, laminate flooring, door into

INNER HALLWAY

Door leading to outside, stairs to first floor, large storage cupboard, fitted carpet, door into

LOUNGE

2.97 x 5.47
Feature log burning stove set in Welsh slate, dual aspect windows, fitted carpet, radiator

FIRST FLOOR

LANDING

"Vaillant" boiler, two full height storage cupboards, skylight window, doors to

BEDROOM 1

3.71 x 4.70
Dual aspect windows with beautiful countryside from both, fitted carpet, radiator

BEDROOM 2

3.82 x 3.31
Window to front with beautiful mountain views, fitted carpet, radiator

BEDROOM 3

2.11 x 2.95
Window to rear, fitted carpet, radiator

BATHROOM

Newly fitted "P" shaped spa bath with adjustable jets and hand held shower, separate cubicle with thermostatic rain drop shower, low level W.C., wash hand basin, fully tiled walls, tiled floor, extractor fan, radiator, obscured window to front

EXTERNAL

To the front of the property is an enclosed garden with driveway and parking for 2 vehicles.
The garden to the rear is private and secure, primarily laid to decking with beautiful countryside views.

The property also benefits from a small piece of land the opposite side of the road which can provide extra parking space if required.

LOCATION

Positioned just a five-minute stroll from the Dwyrdd Estuary, designated as a Site of Special Scientific Interest, the village of Ynys offers unparalleled access to the natural beauty of the area. Perfectly situated for birdwatching enthusiasts and avid walkers alike, residents can explore the wonders of the nearby Welsh Coastal Path. Ynys also has convenient access to transportation and amenities, benefitting from proximity to both bus and rail links, facilitating easy travel to neighbouring towns. Porthmadog is just a short distance away by bus or train, with a variety of shops, cafes, and restaurants. Similarly, Harlech, famed for its medieval castle and breathtaking beach, is also easily accessible from Ynys.

SERVICES

Mains water, drainage and electricity.
Gwynedd Council Tax band B

MATERIAL INFORMATION

Freehold property of standard construction.
Main residence for Article 4 purposes.

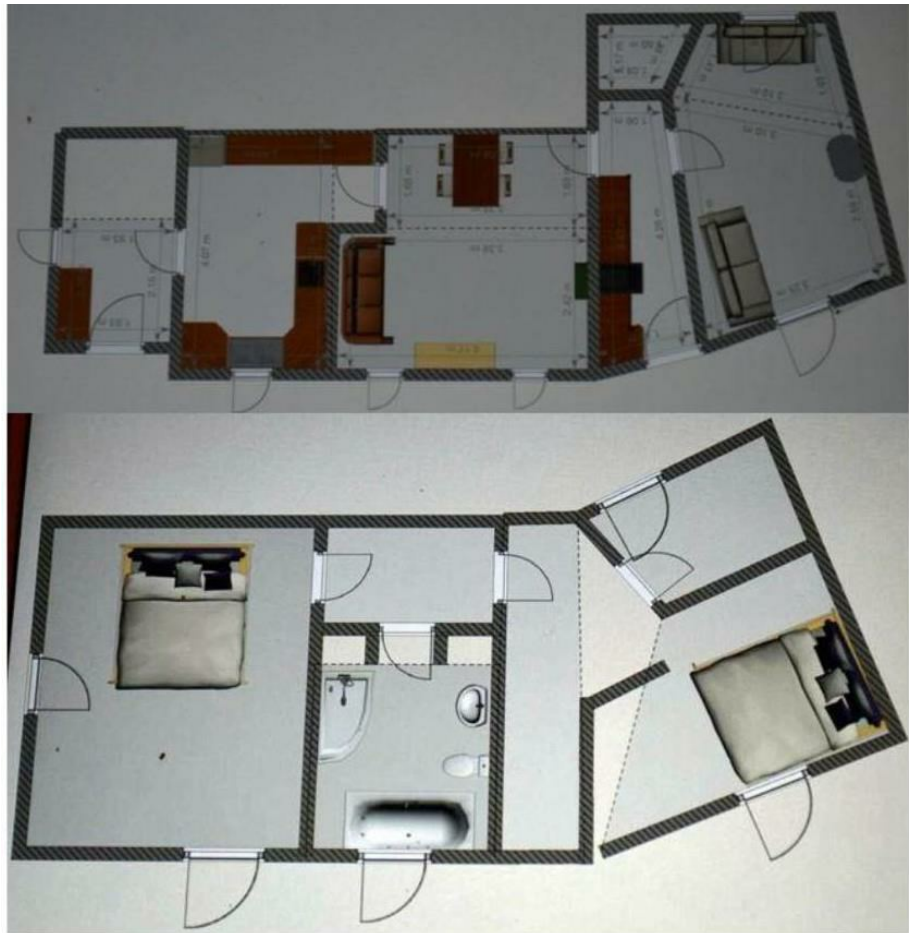






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

EPC Awaited



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