



**Tom Parry**

1/2 Groes Newydd, Talsarnau, LL47 6YR

- Detached stone built cottage currently presented as two successful holiday retreats.
  - Period charm and character throughout
  - Offering flexible living accommodation or business opportunity
    - Elevated, rural location with far reaching views
  - Halfway between the castle town of Harlech and seaside town of Porthmadog
    - Off road parking for several vehicles
      - A country/seaside paradise

Croeso i Groes Newydd - a rare opportunity to purchase two properties, both successful holiday retreats, within the Snowdonia National Park.

Groes Newydd is a large detached, stone-built cottage offering any new purchaser flexibility and potential. One property is a two-bedroom cottage which successfully combines traditional charm with modern living, whilst the latter is a one-bedroom mirroring the quality styling and character. Both properties benefit from the countryside garden in which to sit and soak up the idyllic, peaceful location and far-reaching views.

Groes Newydd is located in Llandecwyn, approximately 2 miles from the village of Talsarnau, which has a public house, primary school and railway station. Step outside the property and walk in any direction and you will discover the revitalising tonic of rural living. Mountain walks are breath taking in every sense and the calm of the estuary is only moments away. Minutes from the property is land designated as a "Site of Special Scientific Interest" proving to be a bird watchers paradise and the Welsh coastal path can be picked up nearby. Indeed, the surrounding area is a delight, appealing to those who wish to leave behind the hustle and bustle, whilst being only moments away from nearby Harlech, boasting a cliff top Castle and championship Golf course and the harbour town of Porthmadog.







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.

 Energy rating	2 Groes Newydd TALSARNAU Llandecwyn LL47 6YR
Certificate number 0320-2256-4070-2692-8331	Valid until 15 March 2032

