



**Tom Parry**

1 Bryn Street, Talsarnau, LL47 6UD

**£119,500**

# 1 Bryn Street, Talsarnau, LL47 6UD

1 Bryn Street Talsarnau - aptly named Ty Ar Y Graig - meaning House on the Rock - is a delightful two bedroom Welsh stone cottage - located in the centre of the village of Talsarnau, which is presented to the highest standard throughout.

It benefits from a desirable open plan layout to the ground floor with the entrance door leading into a generously proportioned open plan lounge/kitchen with a cosy log burning stove. To the first floor are two bedrooms and family shower room.

The cottage has retained much of the original character including exposed ceiling beams and stone walls and the current decor compliments this style.

The property has also undergone several improvements in order to rent out and complies with all regulations. It benefits from an intelligent "Automist" water sprinkler system, an electrical safety certificate until 2028 and the log burning stove is serviced and certified annually.

Perfect for a single person or couple looking to get onto the property ladder, an investment buy to rent out or an ideal low maintenance holiday/second home.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## GROUND FLOOR

### LOUNGE/KITCHEN

4.81 x 5.29 (15'9" x 17'4")

Desirable open plan layout comprising

Lounge: Wooden laminate flooring, feature fireplace with inset log burning stove, 2 x windows to front and side aspects, radiator, stairs to first floor

Kitchen: Wooden laminate flooring, range of white floor-standing and wall-mounted units with hardwood worktops. Stainless steel sink and mixer tap. Integrated electric oven and hob with extractor fan over. Plumbing for washing machine. Space for fridge/freezer. Partially tiled with modern grey tiles.

the most magnificent views of the Snowdonia Mountains and across the estuary Portmeirion village. In the mountains behind the village is lovely walking countryside with ancient Drovers routes high in the mountains with elevated views of the coastline. 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.

## FIRST FLOOR

### LANDING

Doors leading to

### BEDROOM 1

2.63 x 4.34 (8'7" x 14'2")

Carpeted, radiator, 2 x windows to side and front aspects.

### BEDROOM 2

3.49 x 1.77 (11'5" x 5'9")

Carpeted, feature stone wall, window to side aspect.

### SHOWER ROOM

2.88 x 1.31 (9'5" x 4'3")

Fully tiled floor and walls, white w/c, sink with cupboard underneath, shower cubicle with Mira Sport electric shower, storage cupboard.

## LOCATION

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 Dwyryd estuary is only moments away. There is a footpath from the village to the foreshore of the estuary and Giftan island, which is only accessible at low tide. This is a heaven for wading birds and other wildlife and is surrounded by

## SERVICES

Mains water, drainage and electricity

## MATERIAL INFORMATION

Freehold property of standard construction.

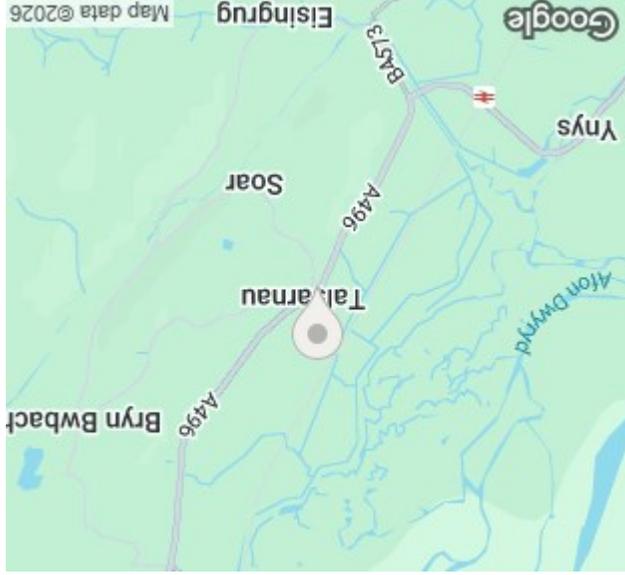
Gwynedd Council Tax band A







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	
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1 Bryn Street TALSARNAU LL47 6UD	
Valid until	26 September 2031
Certificate number	0370-2703-5010-2929-2975
Property type	Mid-terrace house
Total floor area	51 square metres