



# Tom Parry

Tan-y-Dderwen Llanbedr, Llanbedr, LL45 2LH

£170,000

# Tan-y-Dderwen Llanbedr, Llanbedr, LL45 2LH

Welcome to this charming mid-1960s bungalow - private but not isolated, on a leafy lane on the edge of Llanbedr. Llanbedr is a picturesque village of character which lies conveniently on the A496 coastal road through Gwynedd. Tan-y-Dderwen boasts two cosy bedrooms, ideal for a small family or those looking for a starter home - there is also ample potential to extend the building. Off-road parking space for up to three vehicles plus a garage are special benefits of this lovely bungalow.

Complete with large, well-stocked country garden - approximately 1/3 of an acre - which reflects nature at its best with abundant wild flowers and bees, this property offers a peaceful retreat from the hustle and bustle of daily life. The bungalow benefits from uPVC double glazing throughout, providing a cosy and warm environment. The bungalow can be sold fully furnished ready for you to move in and there is the option to retain the services of the current local gardener.

Whether you're a first-time buyer or simply looking for a practical home in a tranquil setting, this bungalow in Llanbedr, which has never been on the market before, is sure to capture your heart.

Please note that this property is of pebble-dash "Woolaway" system built construction and therefore considered "non-standard construction". As a result, it may not be possible to secure a mortgage against the property and buyers are advised to consider this.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## HALLWAY

1.48 x 3.94 (4'10" x 12'11")

Patterned glass entrance door, vinyl flooring, fixed "Fischer" electric radiator, doors into

## LOUNGE

4.28 x 2.85 (14'0" x 9'4")

Vinyl flooring, feature tiled fireplace with flue for cosy, coal or wood open fire, large window to front garden aspect

## KITCHEN

4.27 x 2.67 (14'0" x 8'9")

Patterned glass door, vinyl flooring, "Belfast" sink, Calor gas cooker, full height cupboard housing hot water cylinder, full height pantry cupboard, loft access (loft containing well-lagged tanks), window looking up to rear garden

## UTILITY ROOM

2.31 x 1.70 (7'6" x 5'6")

Porch extension with stable door, serving as utility room, with perspex roof, doors leading to front and rear gardens

## BEDROOM 1

3.48 x 2.73 (11'5" x 8'11")

Vinyl flooring, wheeled "Fischer" electric radiator, window to rear garden aspect

## BEDROOM 2

3.85 x 2.66 (12'7" x 8'8")

Vinyl flooring, window to front garden, fixed electric "Fischer" radiator

## BATHROOM

Fitted with suite comprising panelled bath, pedestal wash hand basin, low level w.c., window with patterned modesty glass to rear

## EXTERNAL

The approach to the bungalow is via a country lane with double gates leading into Tan-y-Dderwen. Driveway with parking for three cars leads to

detached single garage and wooden shed.

The enclosed front garden is laid to lawn with mature planting, flowering shrubs and a delightful small stream.

A path and steps lead up to the well-stocked rear garden, which is rich in planting for colour all year round and attracts a variety of birdlife. Nature and environmental enthusiasts will love this beautiful garden!

## MATERIAL INFORMATION

Mains water, drainage and electricity.  
TV and Vodafone internet access  
Council tax band D

"Woolaway" construction - considered to be "non-standard" and therefore it may be difficult to secure a mortgage against the property.

## LOCATION

Llanbedr is an attractive, unspoilt village situated between Barmouth and Harlech on the stunning Cambrian coast. Sitting alongside the pretty River Ardro, Llanbedr was originally a slate mining village nestled between the mountains and the sea. The village with a strong local community is just a mile from the picturesque beaches. Waterfalls of Cwm Bychan and Cwm Nantcol are a few minutes' walk from the village centre.

Walkers, birdwatchers, cyclists and climbers love the local natural scenery.

Llanbedr boasts three country inns, serving excellent food and beverages, a grocery store, gift shop, delicatessen/café, church, primary and pre-school nursery and hairdresser within the village. The Royal St David's championship golf course is just a couple of miles away in Harlech, as are the World Heritage Site Harlech castle and extensive sands of Harlech beach.

For traditional seaside attractions and larger grocery stores, Barmouth and Porthmadog can both be found within easy driving distance.







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.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

| Energy performance certificate (EPC) |                               |                     |                          |
|--------------------------------------|-------------------------------|---------------------|--------------------------|
| Tan Y Ddraig<br>LLANGEDD<br>LL45 2LH | Energy rating<br><div>F</div> | Certificate number: | 0053-3039-0203-9534-7204 |
|                                      |                               | Valid until:        | 8 July 2034              |
| Property type<br>Detached bungalow   |                               |                     |                          |
| Total floor area<br>57 square metres |                               |                     |                          |

