



# Tom Parry

8 Moelfre Terrace, Llanbedr, LL45 2DQ

£225,000



## 8 Moelfre Terrace, Llanbedr, LL45 2DQ

Balancing comfort, style and character with contemporary chic is the warm and welcoming home of 8 Moelfre Terrace. Boasting stunning views of Afon Artro, the 2 bedroom semi detached Welsh stone cottage really is a dream home for a permanent relocation, or alternatively a holiday-let property with income potential. Packed full of original charm the property benefits from many tasteful and stylish updates - including contemporary bathrooms, a sleek kitchen, solar panels and under floor heating. In addition there is a stunning low maintenance rear garden in which to unwind.

Nothing to do but unpack and enjoy!

The property is located in the heart of Llanbedr - a popular and sought after village situated on the western coastal fringe of the Snowdonia National Park. The pretty village, nestled between the Rhinog Mountain Range and golden sandy beaches, is served by a convenience store, cafe and hairdressers. There are two public houses, a Country House Hotel, primary school and the village church. A bus service and rail station along the Cambrian Coastline railway provide excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

Accommodation comprises ( all measurements are approximate )

Entrance door into

### GROUND FLOOR

#### LOUNGE

4.99 x 2.98 (16'4" x 9'9")

Feature log burning stove with slate hearth, window to front, laminate flooring, understairs storage cupboard housing under floor heating system, stairs to first floor, door to

#### KITCHEN/DINER

4.48 x 2.98 (14'8" x 9'9")

Fitted with a range of wall and base units including stainless steel sink unit with granite drainer, granite worktops, integrated double ovens, integrated dishwasher and washing machine, induction hob with extractor hood above, window overlooking rear garden, double doors opening into garden

### FIRST FLOOR

#### LANDING

Loft access, doors leading to

#### BEDROOM 1

4.29 x 3.17 (14'0" x 10'4")

Built in storage cupboard, window to front with pretty river views, door leading to

#### EN-SUITE

Fitted with contemporary suite comprising shower cubicle, wall mounted wash hand basin, low level w.c., with concealed cistern, fully tiled walls, vinyl flooring, window to front

#### BEDROOM 2

3.34 x 3.24 (10'11" x 10'7")

Window to rear overlooking garden, sliding door leading to

#### EN-SUITE

Fitted with contemporary suite comprising "P" shaped bath with shower and screen above, wall mounted wash hand basin, low level w.c. with concealed cistern, fully tiled walls, vinyl flooring

### EXTERNAL

To the front of the property is a small area of crushed slate terrace behind a stone wall boundary. A pathway leads down the side of the property to the rear low maintenance garden with paved patio and raised artificial grass lawn.

### SERVICES

Mains water, drainage and electricity









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.

EPC Awaited



Floor plan Awaited