



Tom Parry

Yr Ogof , Talsarnau, LL47 6TL

Auction Guide £250,000

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Welcome to Yr Ogof, the epitome of coastal living in Ynys, Talsarnau. We are delighted to present this stunning house, recently and tastefully renovated with utmost care and attention, preserving its original charm while incorporating modern luxuries. Nestled close to the picturesque estuary with breathtaking views of Portmeirion, plus the stunning Harlech beach close by, this property offers a haven for nature enthusiasts and adventure seekers alike. Imagine waking up to the sight of majestic mountains and indulging in birdwatching or kayaking just steps away from your doorstep. Boasting four generously-sized bedrooms and two beautifully designed bathrooms, this home ensures comfort for the entire family. With ample parking facilities and a garage, convenience is never compromised. Embrace a lifestyle of tranquility and natural beauty - this house is an absolute gem waiting to be cherished by its fortunate new owners. Don't miss this rare opportunity to call this coastal paradise your own!

The property is located in Ynys, situated half way between Harlech, known for its sandy beaches and imposing castle, and Porthmadog, a popular resort town. There are good local bus services and the nearby stations 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)

GROUND FLOOR

Entrance Hall

Tiled floor, door into

LOUNGE

5.43 x 4.52 (17'9" x 14'9")

Feature stone fireplace, wooden flooring, stairs leading to first floor, two windows to front, window to rear, radiator door leading to

KITCHEN

3.97 x 5.29 (13'0" x 17'4")

Fitted with base units including stainless steel double sink and drainer unit with mixer tap, Zanussi electric oven and Samsung hob, feature fireplace, obscured window to rear, two windows to front, radiator, door to

REAR PORCH, W/C

Porch with wooden door to external.

Separate room with door, white W/C and small white sink.

GAMES ROOM/DINING ROOM

5.28 x 3.34 (17'3" x 10'11")

Wooden floor, windows to front and side, radiator, leading to

STAIRS FROM GAMES ROOM/DINING ROOM

Leading to

BEDROOM 4

2.78 x 2.46 (9'1" x 8'0")

Carpeted, window to front and side, radiator

BATHROOM 2

Tiled floor, low level w.c., wash hand basin within cupboard, modern walk-in shower with screen, obscured window to side

STAIRS FROM MAIN LOUNGE

Leading to

LANDING

Carpeted with small window, leading to

BEDROOM 1

3.09 x 3.82 (10'1" x 12'6")

Carpeted, two windows to front with lovely countryside views, radiator

BEDROOM 2

2.71 x 4.53 (8'10" x 14'10")

Carpeted, window to front with lovely countryside views, window to rear, radiator

BEDROOM 3

2.93 x 2.81 (9'7" x 9'2")

Carpeted, window to front with lovely countryside views, radiator

BATHROOM 1

White suite with W/C, sink with cupboard, claw-foot bath, shower cubicle with Triton electric shower. Tiled floor, tiled around shower, obscured window to rear and side

EXTERNAL

The property is set back from the road and includes a garage and outside storage options. A private garden surrounds the entire house and is mainly laid to lawn with mature planting whilst also enjoying countryside views. Plenty of off road parking is available.

SERVICES

Mains electric, water and drainage.

Gwynedd Council tax band D.

IMPORTANT INFORMATION

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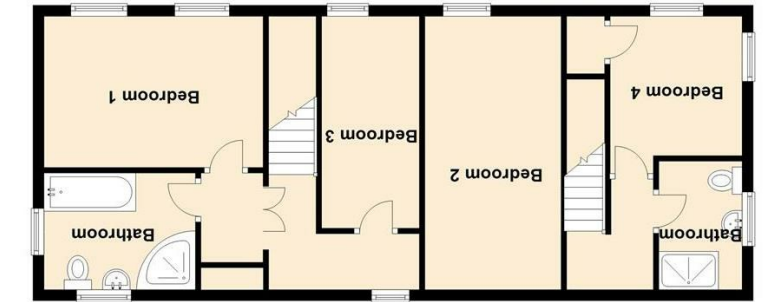




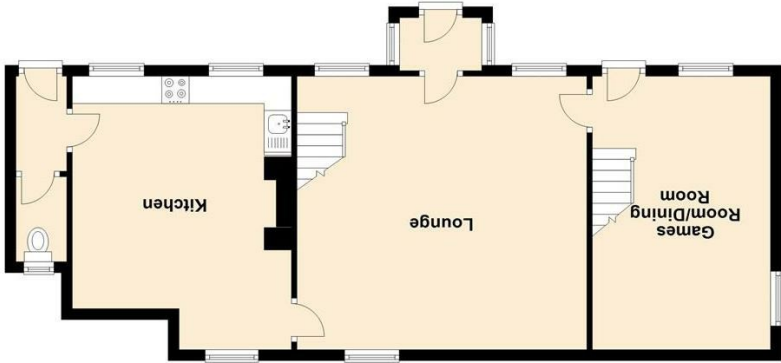


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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 Horne Energy Assessments. All rights reserved. Plan produced using PlanUp.



First Floor



Ground Floor



Yr Ogorf Ynys TALSARNAU LL47 6TL	
Energy rating	
E	
Valid until 23 May 2033	Certificate number 4737-2325-8000-0382-0222

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