



# Tom Parry

26 High Street, Talsarnau, LL47 6TY  
Offers in the region of £127,950

# 26 High Street, Talsarnau, LL47 6TY

26 High Street, Talsarnau presents a delightful opportunity for those seeking a beautifully refurbished home. This one-bedroom house boasts an innovative upside-down layout, where the living spaces are thoughtfully designed to maximise light and comfort.

On the first floor you will be greeted by a modern open-plan living area that seamlessly combines the kitchen and lounge, creating an inviting atmosphere perfect for relaxation or entertaining guests. The high standard of refurbishment is evident throughout, with contemporary finishes and fixtures that enhance the overall appeal of the property. The shower room is equally impressive, featuring stylish fittings that complement the home's modern aesthetic. An external door leads to rear patio for al fresco living. The bedroom, located on the lower level, offers a tranquil retreat, ensuring a peaceful night's sleep.

This turn-key property is ready for you to move in without the need for any further work, making it an ideal choice for first-time buyers, couples, or those looking for a weekend getaway. Likewise it could be used as a holiday let accommodation or second home. This property is not just a house; it is a perfect blend of comfort, style, and convenience.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## GROUND FLOOR

### Entrance Hall

**0.97 x 1.70 (3'2" x 5'6")**

Laminate flooring, uPVC door to front, stairs leading to first floor, door leading to

### BEDROOM

**4.88 x 3.44 (16'0" x 11'3")**

Carpeted, window to front aspect, electric radiator.

## FIRST FLOOR

### KITCHEN

**3.41 x 3.07 (11'2" x 10'0")**

Desirable open plan layout - Laminate flooring, stylish and modern sage green floor standing and wall mounted units, white laminate worktops, cream composite sink and drainer with mixer tap, Steibl Effron water boiler, space for washing machine, Bosch integrated oven, Bosch electric hob, Bosch extractor fan, integrated separate fridge and freezer, leading to

### LOUNGE

**1.97 x 3.44 (6'5" x 11'3")**

Laminate flooring, feature beams, uPVC window to front aspect

### SHOWER ROOM

**2.35 x 1.75 (7'8" x 5'8")**

Tiled floor and partially tiled walls, W/C built into vanity unit, sink built into separate vanity unit, 1.5 walk-in shower unit with modern goldtone rainfall shower, window to rear with modesty glass.

## EXTERNAL

Steps to raised patio area at rear with far reaching sea views

On street parking to the front of the property.

## SERVICES/ADDITIONAL INFORMATION

Mains and waste water; electricity.

Loft space is fully boarded and insulated.

Gwynedd Council tax band A

## MATERIAL INFORMATION

Freehold property of standard construction.

Currently used as a rental property and as such can be bought as a primary, secondary or holiday let residence.

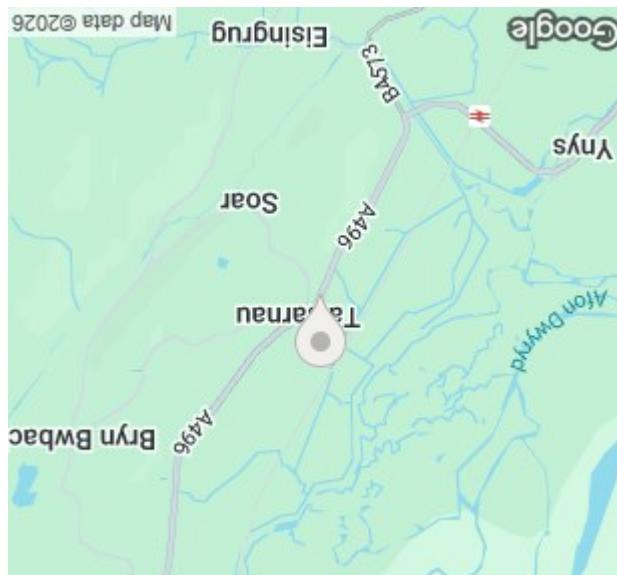






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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.



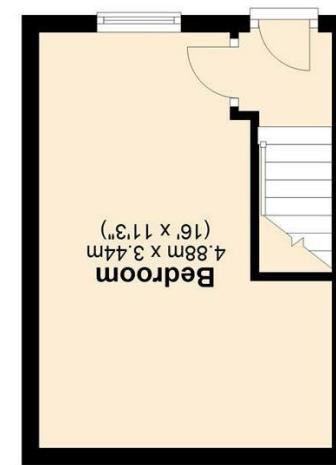
Total area: approx. 37.0 sq. metres (398.6 sq. feet)

Plan produced using PlanUp.

Reseved.  
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 are not to actual shape, position and style. Useability 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.



First Floor  
Approx. 20.2 sq. metres (217.9 sq. feet)



Ground Floor  
Approx. 16.8 sq. metres (180.7 sq. feet)

Bedroom  
(16' x 11'3")

4.88m x 3.44m  
(16' x 11'3")

Approx. 16.8 sq. metres (180.7 sq. feet)



First Floor  
Approx. 20.2 sq. metres (217.9 sq. feet)