



Tom Parry

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

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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.





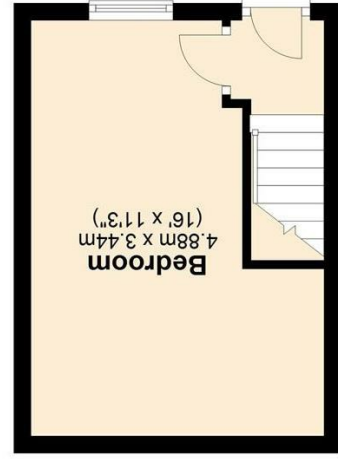


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

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Plan produced using Planip.

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



Ground Floor
Approx. 18.8 sq. metres (180.7 sq. feet)



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

Total floor area		37 square metres	
Property type		Mid-terrace house	
Valid until		12 October 2032	
Certificate number		9320-2092-9200-2192-4145	
<div><div><div>Energy rating</div><div>F</div></div></div>			

