



Tom Parry

24 High Street, Talsarnau, LL47 6TY

£119,999

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Tom Parry are proud to present 24 High Street, Talsarnau - a coastal property situated between Porthmadog and Harlech. It boasts unlimited charm and character which has been successfully combined with modern styling throughout. It is a mid terrace 3 bedroom cottage which offers you so much more than you were expecting when you walked through the door!

To the ground floor it benefits from a desirable open plan layout with a recently fitted contemporary kitchen/diner and lounge with feature fireplace. To the first floor are 3 bedrooms and a stylish bathroom.

A major highlight of the property is the rear outside spaces. Accessed from the first floor there is a terraced garden with substantial summer house to the top - perfect area for outside living.

There is no onward chain and the house is move in ready having recently been repainted throughout. On street parking is available outside the property.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALL

2.43 x 0.91 (7'11" x 2'11")

uPVC external door

KITCHEN/DINING ROOM

4.95 x 3.12 (16'2" x 10'2")

Newly fitted laminate flooring, stylish and contemporary kitchen comprising wall and base units including double stainless steel sink and drainer with mixer taps, Hotpoint electric hob, integrated oven and extractor fan, integrated 'fridge, space for washing machine.

Dining area: Large night storage heater, uPVC window to front aspect.

LOUNGE

2.88 x 5.02 (9'5" x 16'5")

Newly fitted laminate flooring, open fireplace (currently covered up but still in working order), cupboard housing hot water cylinder, uPVC window to front aspect

LANDING

3.09 x 1.33 (10'1" x 4'4")

Carpeted, door leading to outside rear garden and terrace

FIRST FLOOR

BEDROOM 1

3.12 x 2.71 (10'2" x 8'10")

Carpeted, window to front aspect, recess in wall for wardrobe.

BEDROOM 2

1.94 x 3.21 (6'4" x 10'6")

L shaped room, 3.21m x 1.94m at narrowest point, 3.21m by 2.61m at widest point. Carpeted, window to front aspect.

BEDROOM 3

1.97 x 2.48 (6'5" x 8'1")

Carpeted, pine-clad walls, fixed single cabin style bed, window to rear aspect

BATHROOM

1.99 x 2.23 (6'6" x 7'3")

Linoleum flooring, fully tiled walls in red and grey, white bathroom suite comprising W/C, pedestal sink, bath with overhead Triton shower and shower panel, electric towel rail, recessed window to rear aspect.

EXTERNAL

Terraced flagged patio to rear with steps to raised second level, wooden summerhouse

LOCATION

The cottage is located in the centre of the village of Talsarnau, which has a public house, primary school and railway station. Step outside the property and walk in any direction and you will discover the revitalising tonic of rural living. Mountain walks are breath taking in every sense and the calm of the estuary is only moments away. 5 minutes from the property is land designated as a "Site of Special Scientific Interest" proving to be a bird watchers paradise and the Welsh coastal path can be picked up nearby. Indeed, the surrounding area is a delight, appealing to those who wish to leave behind the hustle and bustle, whilst being only moments away from nearby Harlech, boasting a cliff top Castle and championship Golf course and the harbour town of Porthmadog.

SERVICES

Mains water, drainage and electricity
Gwynedd Council Tax band B

MATERIAL INFORMATION

Freehold property of standard construction.
Gwynedd Council tax band B
Main residence for Article 4 purposes.

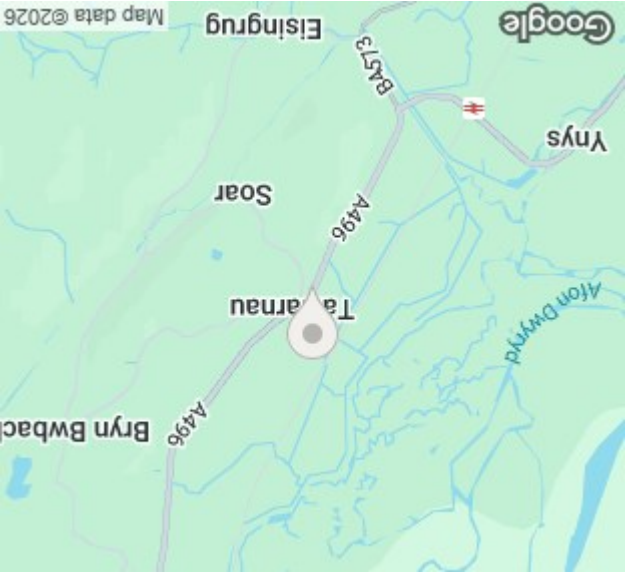
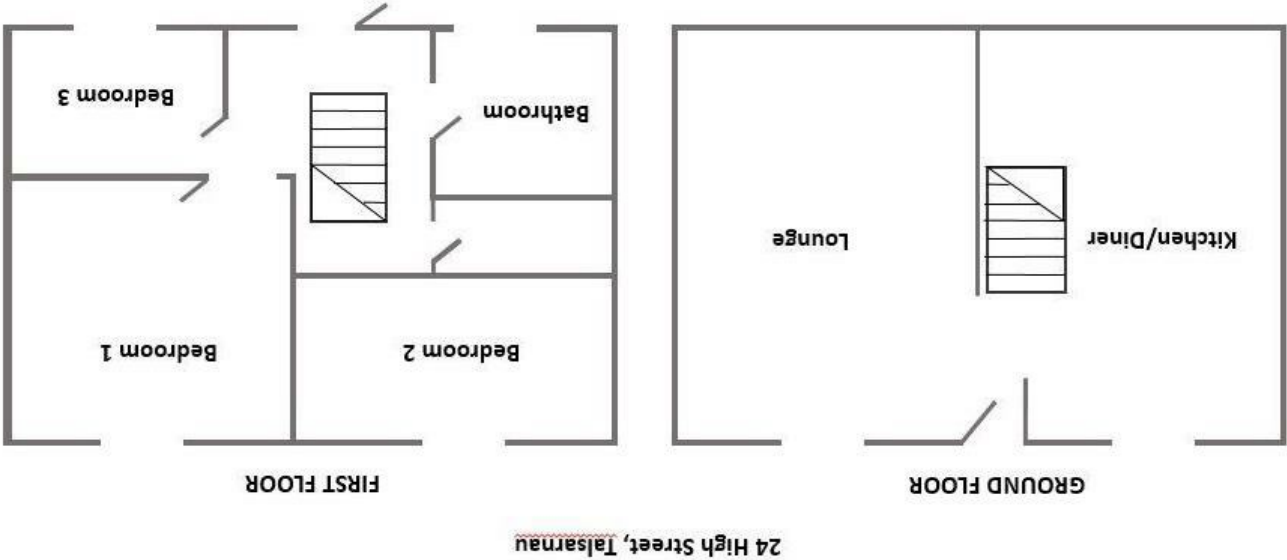






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in [these particulars](#) and no warranty is given as to their working ability.

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



	24 HIGH STREET TALSARNAU LL47 6TY
	Valid until 22 May 2031
Certificate number 0310-2260-0050-2529-5621	

Property type	Mid-terrace house
Total floor area	64 square metres