



Tom Parry

4 Bryn Street, Talsarnau, LL47 6UD

£129,995

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Croeso i 4 Bryn Street, a charming traditional cottage - located in the centre of the village of Talsarnau, which is presented to the highest standard throughout.

The entrance door leads into a generous open plan kitchen/diner/lounge with log burning stove and stairs leading to first floor where you will find a spacious double bedroom plus family shower room. A path to the side of the property leads to the highlight of the cottage - a enclosed, private terraced garden with far reaching mountain views - no better place to take morning coffee or evening G & T !

Good things they say come in small packages - and this is definitely the truth here. Currently the property is being let as a holiday cottage and is providing the vendor with a healthy income. Likewise the cottage provides everything necessary for a relaxing lifestyle and is perfect for a single person or couple looking to get onto the property ladder.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

LOUNGE/KITCHEN/DINER

3.76 x 5.30 (12'4" x 17'4")

Desirable open plan layout - lounge area with log burning stove and stone surround, window to front, electric wall heater, open to kitchen - fitted with a range of wall and base units including sink and drainer unit, integrated electric oven with hob above, space and plumbing for washing machine, under counter fridge, tiled splash back, laminate flooring, carpeted stairs leading to first floor

Lounge: 3.76m x 3.44m

Kitchen: 3.03m x 1.86m

FIRST FLOOR

LANDING

1.70m x 2.49m2.44m (5'7" x 8'2"8)

Doors leading to

BEDROOM 1

2.77 x 2.96 (9'1" x 9'8")

Window to front aspect, fitted carpet, electric wall heater

SHOWER ROOM

1.76 x 2.39 (5'9" x 7'10")

Suite comprising of shower cubicle with electric shower, pedestal wash hand basin, low level w.c., window to rear, chrome heated towel rail, mirrored wall cabinet, partially tiled walls

EXTERNAL

The property sits on a quiet secluded track which is common access to a handful of cottages.

A path at the side of the property leads to a sizeable rear garden which is enclosed and private.

This has been thoughtfully cared for and terraced for low maintenance. Likewise it has been positioned to take advantage of the stunning views of the Snowdonia Mountain range - the perfect spot to start and end the day.

LOCATION

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 Dwyrdd estuary is only moments away. There is a footpath from the village to the foreshore of the estuary and Giftan island, which is only accessible at low tide. This is a heaven for wading birds and other wildlife and is surrounded by the most magnificent views of the Snowdonia Mountains and across the estuary Portmeirion village. In the mountains behind the village is lovely walking countryside with ancient Drovers routes high in the mountains with elevated views of the coastline. 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.

MATERIAL INFORMATION

Stone built property.

Freehold.

Currently used as a holiday let accommodation for Article 4 purposes.

Gwynedd Council tax exempt







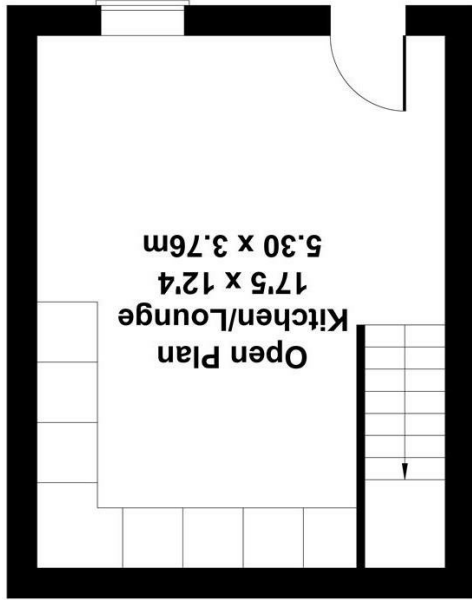
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

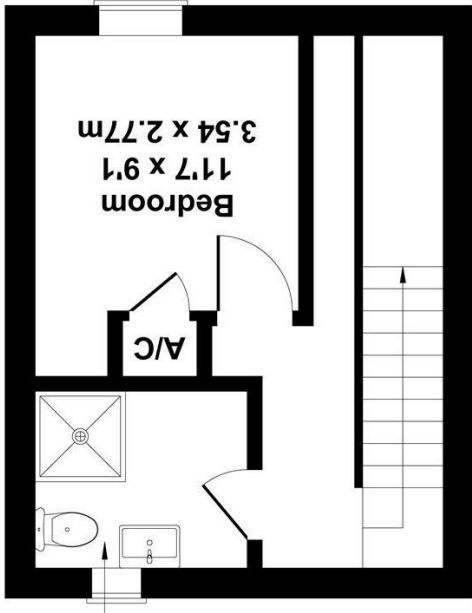
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GROUND FLOOR

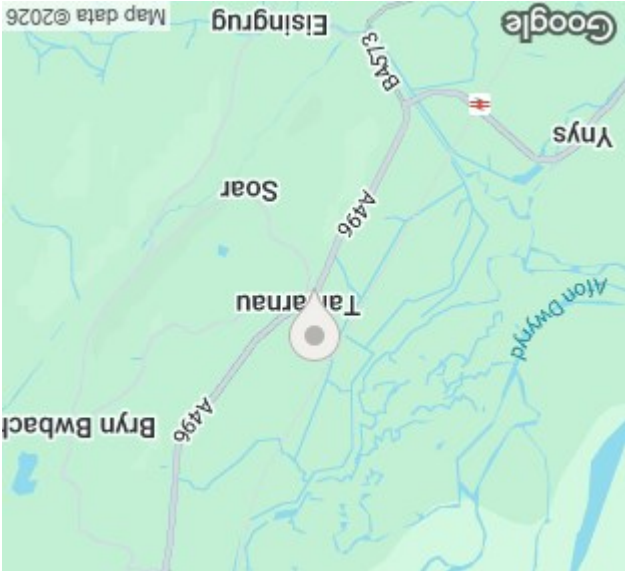


FIRST FLOOR



4 Bryn Street
Approximate Gross Internal Area
463 sq ft - 43 sq m

Shower Room
7'10 x 5'9
2.39 x 1.76m



Energy rating

E

4, Bryn Street
TALSARNAU
LL47 6UD

Valid until

1 May 2029

Certificate number

8551-6825-8600-8762-7902

Property type

End-terrace house

Total floor area

38 square metres