



# Tom Parry

20 High Street, Talsarnau, LL47 6TY

£124,900

## 20 High Street, Talsarnau, LL47 6TY

Once again Tom Parry are delighted to be able to offer an inviting, quality home which is a true gem! Boasting original character and quirky charm, this beautifully presented property offers a perfect blend of traditional appeal and modern comfort.

As you step inside, you are greeted by a cosy reception room, complete with multi fuel burning stove, ideal for relaxing with family or entertaining guests. The galley kitchen is stylish and appealing whilst being practical with generous storage spaces. With 2/3 inviting bedrooms, there is ample room for a growing family or those in need of a home office or guest retreat. The newly fitted bathroom completes the picture for this perfectly presented cottage.

This cottage has successfully and cleverly maximised space to create a warm and inviting atmosphere. The village location adds to the appeal, offering a sense of community and convenience.

Often said, but never more truly meant, viewing is highly recommended.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### GROUND FLOOR

#### HALLWAY

0.95 x 1.82 (3'1" x 5'11")

Tiled floor, radiator, door leading to

#### LIVING/DING ROOM

2.54 x 4.16 (8'3" x 13'7")

Feature exposed stone fireplace with large multi fuel burning stove on slate hearth, window to front with bespoke wooden shutters and slate window sills, stairs leading to first floor, under stairs storage, tiled flooring, doors leading to

#### KITCHEN

3.46 x 2.13 (11'4" x 6'11")

Characterful kitchen comprising wall and base units, laminate work tops and splashback, built in larder unit, space and plumbing for washing machine, space for fridge/freezer, space for cooker, tiled flooring, window to rear, exposed ceiling beams

### FIRST FLOOR

#### LANDING

1.4 x 1.94 (4'7" x 6'4")

Wooden flooring, radiator, doors leading to

#### BEDROOM 1

3.65 x 3.6 (11'11" x 11'9")

Window to front with bespoke wooden shutters, built in double wardrobe, two radiators, wooden floor, stairs to attic room providing under stairs storage

#### BEDROOM 2

2.1 x 3.99 (6'10" x 13'1")

Window to rear overlooking garden, exposed beams, radiator, wooden flooring

#### BATHROOM

Fitted with suite comprising shower cubicle with electric shower, wash hand basin on wooden stand, low level w.c., tiled flooring, radiator, panelled walls

### SECOND FLOOR

#### ATTIC ROOM

2.88 x 3.87 (9'5" x 12'8")

Flexible space with exposed stone feature wall, original wooden floor, large velux window

#### EXTERNAL

Door from bathroom leading to steps up to rear patio - perfect outside space in which to sit and relax.

#### 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.

Back boiler on multi fuel stove to all radiators and hot water cylinder.

Immersion heater.

On road parking in front of property.

Gwynedd Council tax band A

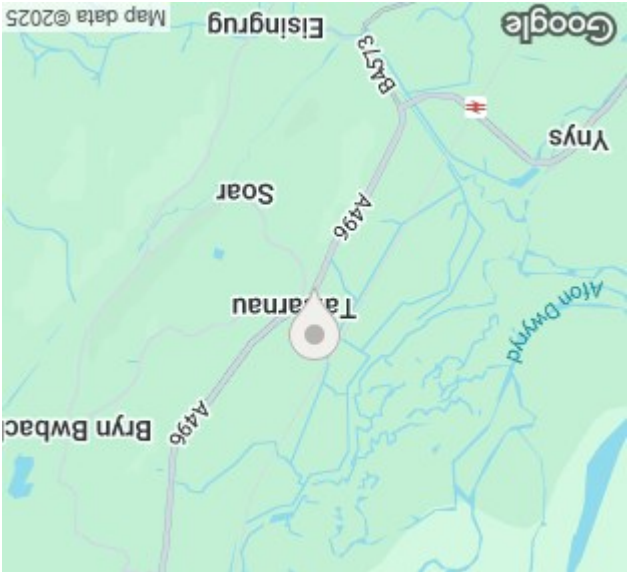
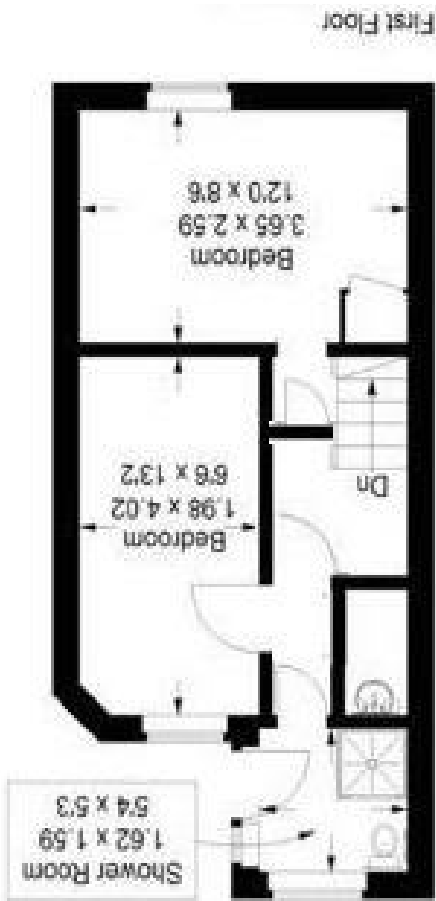






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



20, High Street TALSARNAU LL47 6TY	
Energy rating	
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Valid until	15 March 2025
Certificate number	0130-2846-7070-9295-7395
Property type	
Mid-terrace house	
Total floor area	
51 square metres	