



Tan Y Coed, Arthog  
Arthog

In Excess of £475,000



## Tan Y Coed

Arthog, Arthog

Homes of Wales are delighted to present Tan y Coed, a spectacular 4 bed modern home that masterfully blends contemporary luxury with breathtaking countryside and estuary views. This beautifully designed property enjoys an elevated position, offering panoramic vistas over the Mawddach Estuary and Barmouth, making it a truly special retreat.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Tan Y Coed, Arthog - LL39 1YU



### Entrance

9' 2" x 9' 2" (2.80m x 2.79m)

Door to side, full length window to side, stairs to lower ground floor and stairs up to open plan kitchen/dining room/sitting room, oak flooring.

### Cloakroom

2' 9" x 5' 11" (0.84m x 1.81m)

Ceiling downlights, extractor fan, vanity W.C, wash hand basin, tiled floor and walls, shaver socket.

### Open Plan Sitting Room/Dining Room/Kitchen

#### Kitchen/Dining Area

14' 9" x 15' 2" (4.50m x 4.62m)

Large picture window to front with Juliette Balcony enjoying countryside views towards Barmouth and the Mawddach Estuary. Plate rail, modern fitted kitchen with high gloss units under a granite effect worktops. Space for Bertazzoni Italia Stove, integral fridge and freezer, integral dishwasher, 1 1/4 stainless steel sink and drainer, wall lights. A feature slate central chimney with double-sided woodburning stove creates a semi open plan room with the sitting room.

#### Sitting Room Area

16' 2" x 21' 6" (4.94m x 6.55m)

Large picture window to front with Juliette Balcony, wall lights, window to side overlooking garden, built in cupboard and shelving, oak flooring.

### Bedroom 1

8' 4" x 21' 1" (2.53m x 6.42m)

Door to rear leading to patio garden, window to side overlooking side patio seating area and garden, wall lights, oak flooring. Door leading to:

### En-suite Shower Room

2' 9" x 9' 4" (0.84m x 2.84m)

Shower cubicle with tiled walls and mains shower, wash hand basin, vanity W.C., heated towel rail/radiator, tiled floor, shaved socket.

### Lower Ground Floor

8' 6" x 19' 10" (2.59m x 6.04m)





## GARDEN

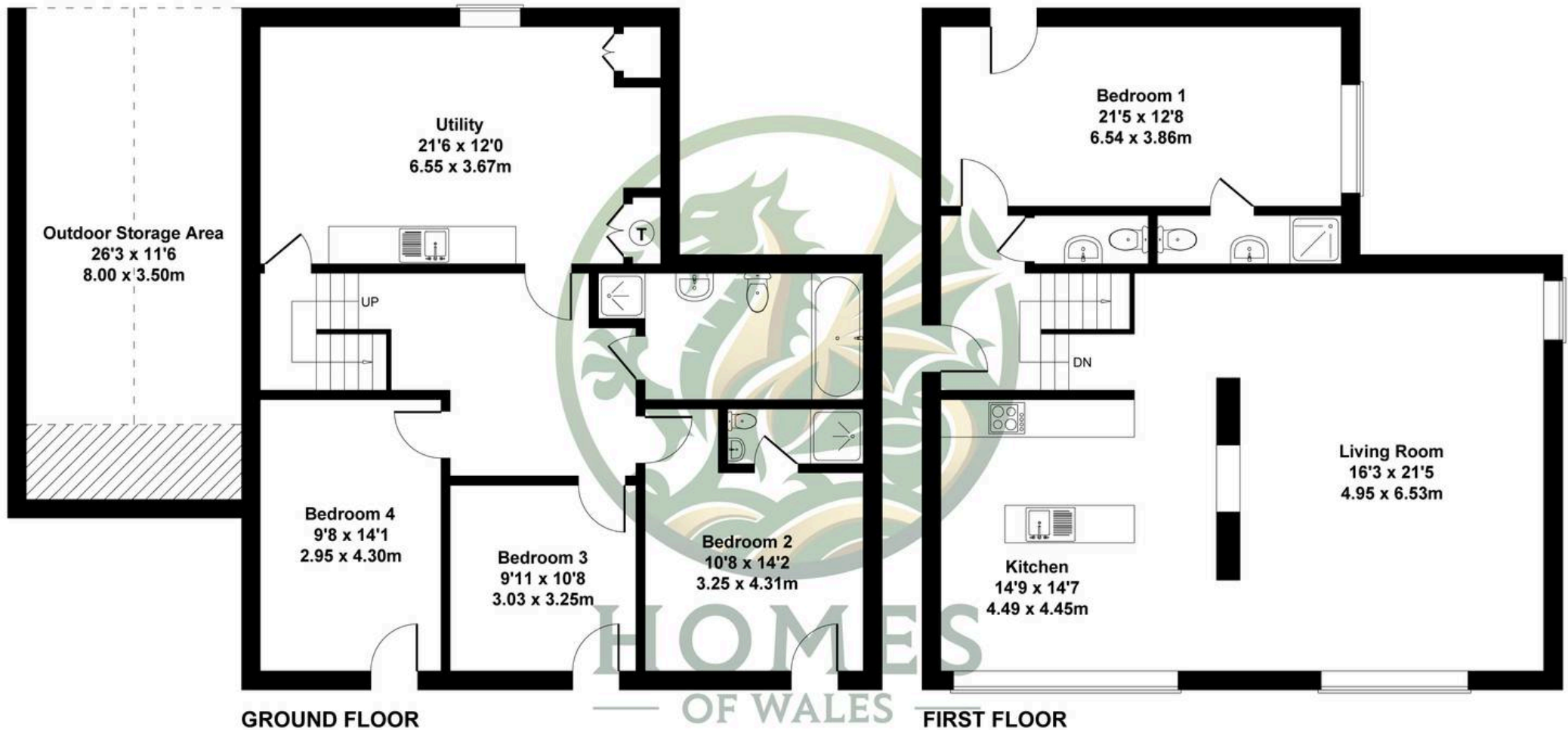
The property benefits from a shared gravelled car parking area to the front of the property for two vehicles. Steps from the parking area lead up to a front garden with stream and lawned area - central slate steps lead up to the front door and access to the rear garden. To the rear of the property there are beautifully landscaped gardens with a wide terraced area and well stocked borders. The garden extends further up to a wooded hillside which in turn lead to the elevated summer house with outstanding views over the Mawddach Estuary and mountain range beyond. Services Mains:- Water, drainage and electricity. Heating and hot water is by way of the air source heat pump and underfloor heating throughout the property. Additional Information There is a £300 per year charge payable for maintenance of the communal areas.





# Tan Y Coed, Arthog Hall Barns, Arthog, Gwynedd, LL39 1YU

Approximate Gross Internal Area  
2256 sq ft - 209.5 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## Homes of Wales

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