

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo Gyda Tir | 3 Bedroom Detached Property with Land - 6.3 Acres | Erw

Tyn Y Ffridd, Ynys

Talsarnau, LL47 6TW

Pris Gofyn | Asking Price

£325,000

www.lwhproperty.com



Tyn Y Ffridd, Ynys, Talsarnau, LL47 6TW

Tyddyn yn ymestyn i 6.3 erw yn gyfan yn cynnwys bwthyn traddodiadol 3 llofft, garej ac adfail cerrig.

A smallholding extending to a total of 6.3 acres, comprising a traditional 3-bedroom cottage, garage, and stone ruin, presenting a rare opportunity to own a property with land in a convenient location.

Tyn Y Ffridd is situated in the small village of Ynys, close to the historic town of Harlech and near Talsarnau. Harlech Castle can be seen in the distance to the south of the property.

Externally, the property features a private garden, a spacious tarmac driveway, and separate access to the land via the public highway. The property is of good decorative order and retains various characterful features, including fireplaces and exposed beams.

To the side of the property, there is a double garage offering useful storage space or potential for redevelopment into additional accommodation. Opposite the garage, near the gateway to the land, a stone ruin is situated, currently in a dilapidated condition. There is potential for re-development or reconstruction. The 6.3 acres are presented as one large enclosure, partially fenced, surrounding the pond located on the land.



The accommodation comprises:

Ground Floor:

Sun Room - 4.98m x 2.64m
Lounge/Diner - 4.98m x 4.48m
Kitchen - 2.91m x 2.58m
Shower Room - 2.91m x 1.90m

First Floor:

Bedroom 1 - 4.58m x 3.00m
Bedroom 2 - 4.53m x 2.94m
Bedroom 3 - 1.90 x 2.03m

Double Garage - 6.10m x 4.93m

The property is of traditional construction under slate roof covering. Front porch of flat roof (felt) construction. Garage under fibre sheet roof covering.

House Double Glazed | Garage Single Glazed

Mains Drainage and Water

LPG Central Heating

EPC: TBC | Council Tax Band: D

Directions: From Talsarnau head toward Harlech, at Glan-Y-Wern turn right for A496 towards Harlech and follow the highway for 1 miles, Tyn Y Ffridd is located on the left hand side on departure from Ynys.

Important Information:

Tenure: We understand that the tenure of this property is Freehold.

Method of Sale: The property is offered for sale by Private Treaty.

Boundaries: Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

Planning: The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

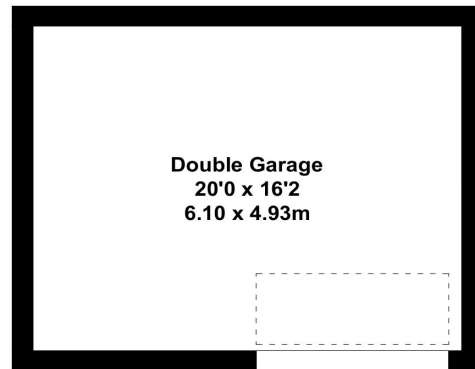
Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.

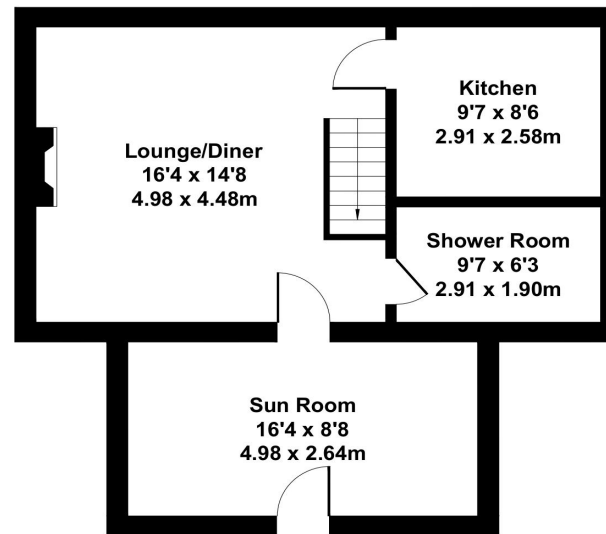


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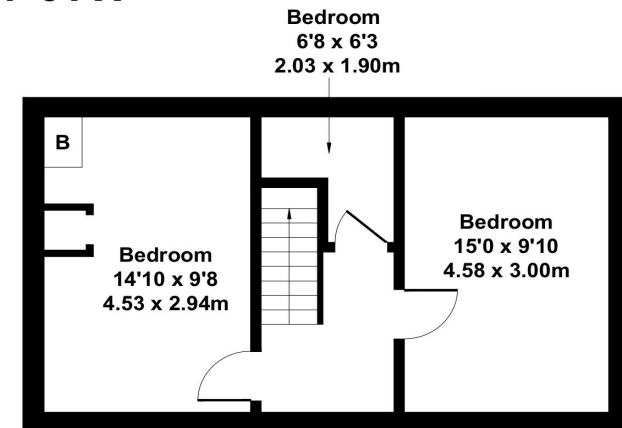
Approximate Gross Internal Area
1259 sq ft - 117 sq m



DOUBLE GARAGE



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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