



Tom Parry

1 Caerffynnon Hall, Talsarnau, LL47 6TA

£185,000

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1 Caerffynnon Hall is a detached, 3 bedroom bungalow located in an idyllic spot with beautiful sea views over Dwyryd Estuary, Portmeirion and beyond. It is modern and light, and benefits from contemporary kitchen, well established gardens, shed, and parking for 2/3 vehicles. The lounge diner with its picture window - or the covered patio are both unbeatable spots in which to sit and enjoy the forever changing views. You are advised to book a viewing today. Secluded but not isolated, 1 Caerffynnon Hall lies approximately 1/2 mile from 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 nearby estuary is only 5 minutes away, alongside land designated as a "Site of Special Scientific Interest" proving to be a bird watchers paradise and the Welsh coastal path. 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.

The accommodation comprises: (all measurements are approximate)

Entrance door into

Entrance hall

Wooden "stable door" leading to small entrance hall with storage cupboard, kitchen door leading to:-

Kitchen

3.53 x 2.57 (11'6" x 8'5")

Quarry-tiled floor; range of attractive, sage green eye level and base kitchen units ; electric oven, glass hob, extractor fan, quality natural wood work surfaces, spaces for washing machine and under-unit fridge/freezer. UPVC window to garden.

Lounge

5.2 x 3.56 (17'0" x 11'8")

Attractive lounge area, feature log burning stove, inset area with seating and breakfast bar, night storage heater, laminate wooden flooring, UPVC window to view over countryside to Portmeirion estuary and the Llyn Peninsula, stable door into garden

Hallway

4.0 x 0.44 (13'1" x 1'5")

Laminate wooden flooring with ceiling skylights providing natural light

Bedroom 1

3.53 x 4.46 (11'6" x 14'7")

Double UPVC patio doors leading to decked outside area, night storage heater, laminate wooden flooring.

Bedroom 2

3.53 x 3.18 (11'6" x 10'5")

UPVC window to countryside and estuary view, night storage heater, laminate wooden flooring.

Bedroom 3

3.12 x 3.71 (10'2" x 12'2")

UPVC window with view to garden, night storage heater, laminate wooden flooring.

Bathroom

1.54 x 2.35 (5'0" x 7'8")

White W/C and basin with cupboard storage, modern

shower cubicle with Triton electric shower, linoleum tiled floor, tiled throughout with white tiles, UPVC frosted window, ceiling skylight windows offering natural light.

EXTERIOR

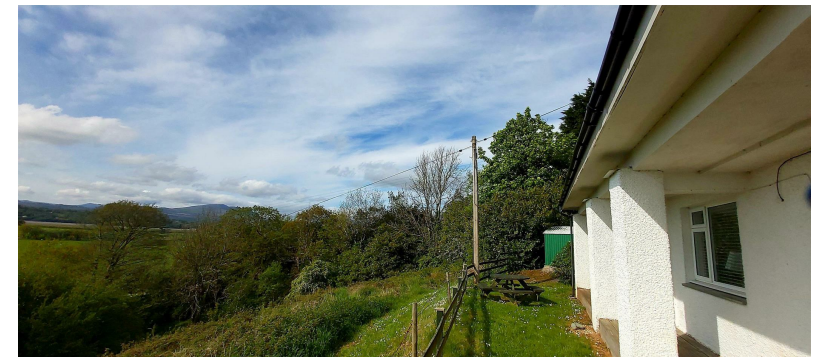
Situated within a mature and well stocked garden, with two pathways leading to the front and rear gardens from the track. Two parking spaces on a gravelled area. Two metal garden sheds/workshops. large front garden, small rear garden boasting panoramic views. Decked undercover BBQ area.

SERVICES

Mains water, drainage and electricity.

ADDITIONAL INFORMATION

Please note that this property is of non standard construction and as such it may be difficult to secure a mortgage against it.





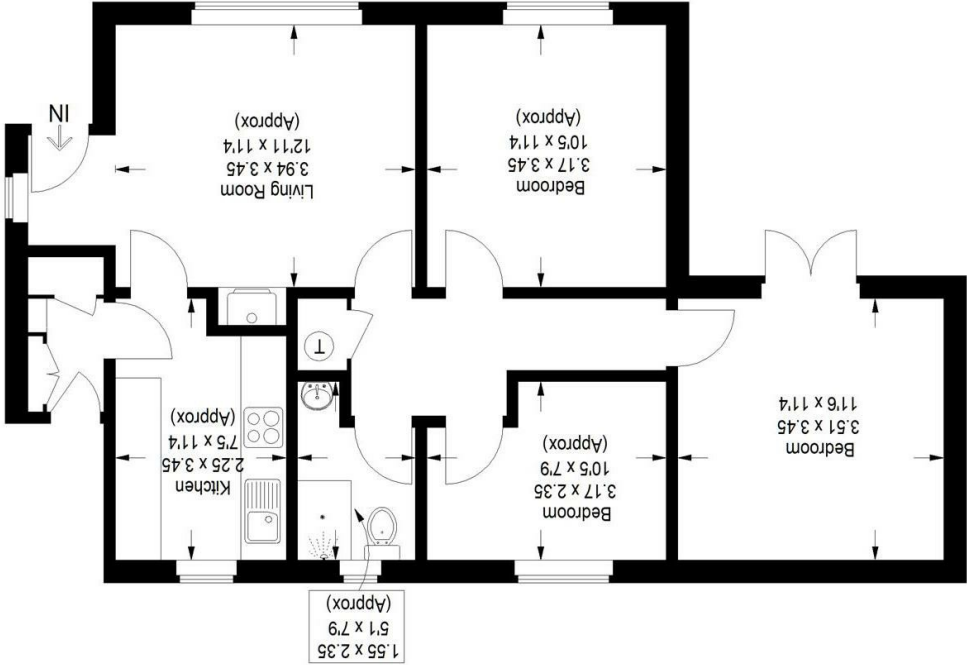


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Gross Internal Area = 68.2 sq m / 734 sq ft

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	1 Caerffynnon TALSARNAU LL47 6TA
Certificate number 8600-7600-0922-0126-3523	Valid until 24 May 2032