



**Tom Parry**

**6 Maes Artro, Llanbedr, LL45 2PZ**

**Offers over £180,000**

## 6 Maes Artro, Llanbedr, LL45 2PZ

A coastal retreat! Constructed in 2007 this contemporary wooden lodge (a Finlodge product of "Scandinavian Systems") . This is not just a property; it's an invitation to experience the best of North Wales. Whether you seek a private family sanctuary or a smart investment with remarkable returns, this lodge effortlessly combines style, comfort, and convenience. Arrange your viewing today and open the door to a world where coastal bliss and mountain magic converge.

Please note: this property has a planning occupancy restriction, and can not be occupied from 6th January to March 1st each year so the council tax levy cannot be applied as the property cannot be occupied for the full 12 months. The lodge already has planning permission for Article 4.

The lodge is situated in Llanbedr - an attractive, unspoilt village between Barmouth and Harlech on the stunning Cambrian Coastline. Sitting alongside the pretty River Artro, Llanbedr was originally a slate mining village nestled between the mountains and the sea. The village is just a mile from the picturesque estuary of the River Artro at Llandanwg and waterfalls are a few minutes walk from the village centre. Walkers, birdwatchers, cyclists and climbers love the local natural scenery. Llanbedr boasts three pub/restaurants, a grocery store, gift shop, delicatessen/café, cycle hire and hairdresser within the village. Royal St Davids Links golf course is just a couple of miles away in Harlech, as is the UNESCO world heritage Harlech castle and white sands of Harlech beach.

### GROUND FLOOR

Entrance door into:

#### Lounge/dining room/kitchen

8.25 x 6.88 overall (27'0" x 22'6" overall)

Large open plan lounge/dining area with window on all aspects, feature log burner fire, radiators x 2, double doors leading to front veranda, carpeted stairs to first floor. Kitchen fitted with wall and base units, including 1 1/2 sink and drainer unit, free standing dishwasher, fridge/freezer, electric oven with hob and extractor fan above, laminate worktops, window to side,

#### Bedroom 1

3.67 x 3.39

Window to side, radiator

#### Utility room

Fitted with single sink and drainer unit, wall storage cupboards, LPG fuelled combi boiler, washing machine and condensing tumble dryer, window to side, doors into

#### Bathroom

Fitted with suite comprising panelled bath, low level w.c., wash hand basin, storage cupboards, wall mounted cabinet, window to side, extractor fan, radiator

### FIRST FLOOR

#### Landing

Doors into

#### Bedroom 2

4.5 x 4.2 (14'9" x 13'9")

Double doors opening onto front balcony with views over site, large walk in storage area, radiator, door into

#### En-suite

Fitted with suite comprising shower cubicle, low level w.c., wash hand basin, skylight window, radiator

#### Bedroom 3

2.45 x 4.27

Window to rear, radiator, storage area, door into

#### En-suite

Fitted with corner shower cubicle, low level w.c., wash hand basin, skylight window, radiator

#### EXTERNAL

At the front of the property, steps lead to a large veranda.

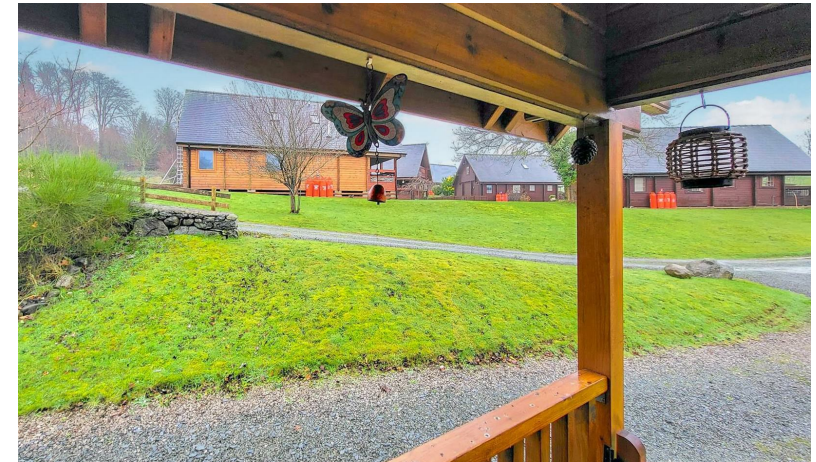
There is ample parking to the front of the property. Communal lawns surround the lodge and site.

#### SERVICES

Mains water, drainage and electricity.

Approximately 111 years left on lease with current annual charges £1400.

Gwynedd council tax band D.



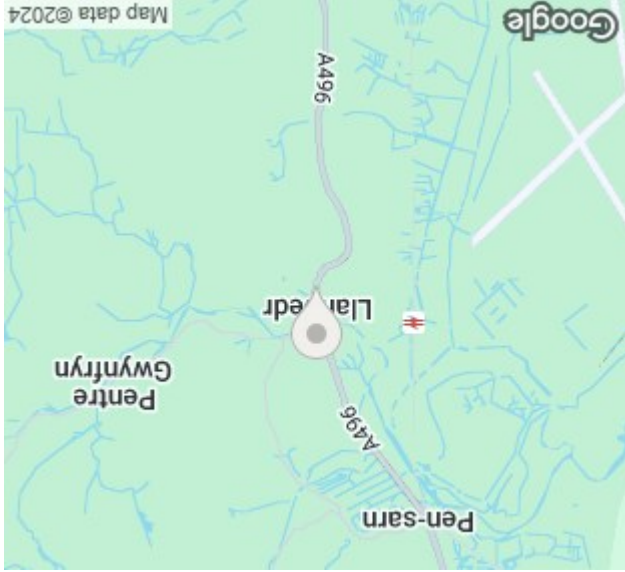
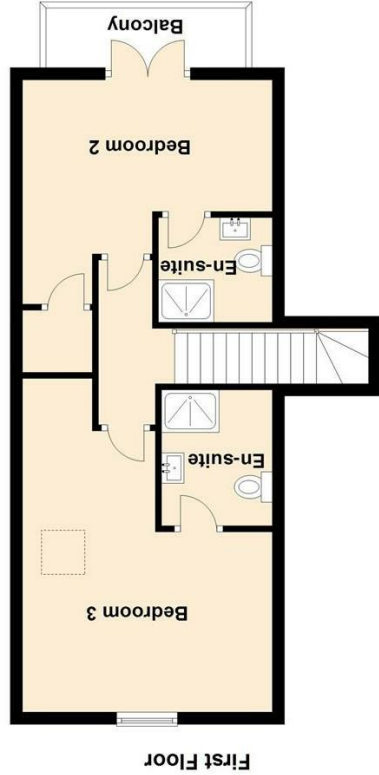
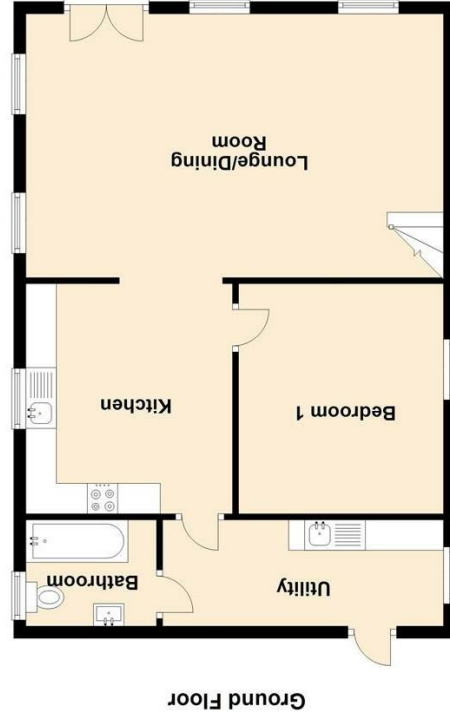




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shapes, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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<p>6 Maps Any Lodges LL45 9PZ LLANEDDR</p>	<p>Energy rating <b>D</b></p>	<p>Property type Detached house</p>
<p>Valid until: 5 March 2024</p>	<p>Number: 9350-0088-0320-2297-2321</p>	