



Tom Parry

4 Plas Newydd, Llanbedr, LL45 2AA

£276,000

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Nestled in the heart of Llanbedr, this exquisite three-bedroom semi detached house is a jewel within an intimate collection of high-spec homes, boasting a state-of-the-art kitchen and bathrooms. The traditional exterior exudes timeless style, while the interior is a testament to modern convenience - built for the most discerning of home owners. There is attention to detail throughout, rooms flow together effortlessly and are all light filled and spacious. Cook up a treat in the sleek kitchen/diner, wander into the garden via french doors, entertain in the luxurious lounge or relax upstairs in one of the bedrooms - all of these are possible in the convenience of new build life.

The important details of 4 Plas Newydd are as follows: Lounge, Kitchen/Diner, Utility room, 3 Bedrooms (one en-suite), family Bathroom, rear tiered garden and private parking for 2 vehicles. The property is 8 years old and still under LABC guarantee. It benefits from under floor heating downstairs and radiators up stairs via oil central heating. Fully double glazed throughout. No work required.

Croeso/Welcome to 4 Plas Newydd - the house that ticks every box.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALL

Quality laminate flooring, under stairs storage, large cloak cupboard, carpeted stairs leading to first floor, doors leading to

LOUNGE

3.53 x 5.74 (11'6" x 18'9")

Stylish and welcoming lounge with feature media wall, electric "log burning stove" with wooden mantle above, bay window to front, fitted carpet

KITCHEN/DINER

3.25 x 5.64 (10'7" x 18'6")

Chic and current fitted kitchen comprising contemporary coloured wall and base units, including integrated electric oven with hob and extractor hood above, integrated dishwasher, integrated fridge/freezer, tiled splash back, laminate worktops, laminate flooring, window to rear garden, ample space for family dining table and chairs with french doors opening into rear garden

UTILITY ROOM

Space and plumbing for washing machine, tumble dryer, low level w.c , wash hand basin with vanity cupboards below, partially tiled walls, tiled floor

FIRST FLOOR

LANDING

Loft access, useful storage cupboard, doors leading to

BEDROOM 1

3.45 x 3.98 (11'3" x 13'0")

Window to front, radiator, fitted carpet, door leading to

EN-SUITE

Stylish suite comprising walk in shower cubicle, wash hand basin with storage below, w.c. with concealed cistern, fully tiled walls and floor, wall mirror with light, chrome heated towel rail, extractor fan

BEDROOM 2

2.96 x 3.81 (9'8" x 12'5")

Window to rear, radiator, fitted carpet

BEDROOM 3

3.02 x 2.58 (9'10" x 8'5")

Window to rear, radiator, fitted carpet, large integrated storage wardrobe

BATHROOM

Modern white suite comprising panelled bath with rainfall shower above and glazed screen, low level w.c., wash hand basin with storage cupboard below, obscured window to front, fully tiled walls and floor, chrome heated towel rail, wall mirror with light, extractor fan

EXTERNAL

At the front of the property is private parking for 2 vehicles and a small, low maintenance garden. A pathway at the side of the property leads to the rear garden which is laid out over 2 levels. Steps up from the lower level dining area direct you to a raised, enclosed patio, perfect for alfresco entertaining. Colour has been added by furniture, artificial grass and pots - all of which compliment the stone walling and wooden fencing perfectly. Oil tank, Shed.

LOCATION

Llanbedr is an attractive, unspoilt village situated 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, which uphold community living, 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 serving excellent food and drink in a welcoming and relaxed family and dog friendly environment, a grocery store, gift shop, delicatessen/café, church, primary and pre school, 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.

For traditional seaside attractions and larger grocery stores, Barmouth and Porthmadog can both be found less than 20 minutes away by car.





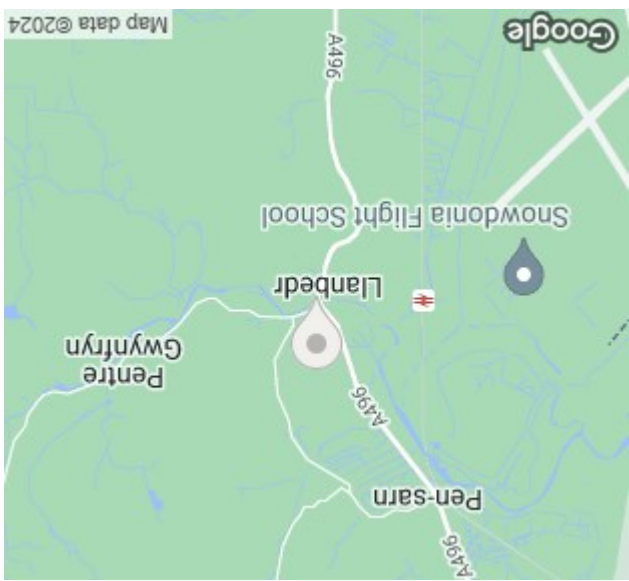
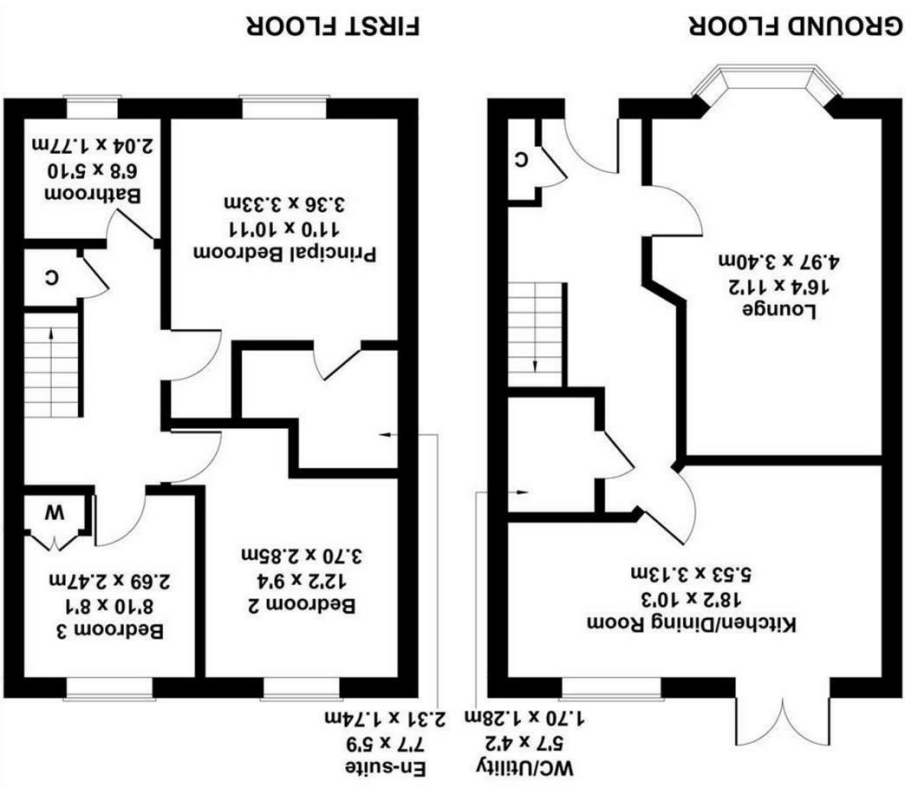


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

4 Plas Newydd Llanbedr

Approximate Gross Internal Area
990 sq ft - 92 sq m



<p>4, Plas Newydd LLANBEDR LL45 2AA</p> <p>B</p> <p>Energy rating</p>	<p>Valid until 13 November 2029</p> <p>Certificate number 9362-3824-7596-9991-7835</p>
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