



**Tom Parry**

3 Riverside Bungalows , Llanbedr, LL45 2NW

**£155,000**



## 3 Riverside Bungalows , Llanbedr, LL45 2NW

Nestled alongside the river Artro in the pretty village of Llanbedr, lies a perfect little two-bedroom bungalow.

3 Riverside is a light and airy, peaceful retreat just a leisurely stroll away from three inviting dog friendly pub/restaurants, a cafe and village shop. It benefits from a contemporary open plan layout, 2 bedrooms and a modern shower room. Externally there is a low maintenance garden to the front with a covered sun terrace in which to dine alfresco and star gaze The bungalow is secluded but not isolated and it's proximity to the coastal bus stop/ train station ensures easy exploration of the breathtaking North Wales coastline. An off-road private parking space is an added plus.

Llanbedr is an attractive, unspoilt village situated between Barmouth and Harlech on the stunning Cambrian Coastline. 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.

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.

Most people don't want to leave their holiday in Llanbedr, imagine living here permanently?

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### LOUNGE/DINER/KITCHEN

2.87 x 8.43 (9'4" x 27'7")

Slate tiled floor, radiator, window to rear, double doors leading out onto the patio and lawned garden.

Kitchen area with range of wall and floor based units, 1.5 sink and drainer, laminate worktops, breakfast bar, electric oven and hob with extractor, space for 'fridge-freezer and washing machine, ceiling spotlights, radiator, window to rear.

Door leading to

### INNER HALLWAY

Cupboard housing electric boiler, loft access, doors leading to

### BEDROOM 1

2.88 x 3.67 (9'5" x 12'0")

Carpeted, radiator, window to front aspect.

### BEDROOM 2

2.7 x 2,2 (8'10" x 6'6",6'6")

Carpeted, radiator, window to rear aspect.

### SHOWER ROOM

2.28 x 1.34 (7'5" x 4'4")

Modern shower room with slate tiled floor, white suite comprising W/C with concealed cistern, sink built into generous storage units, tiled splashback, shower cubicle with electric shower, heated chrome towel rail.

### EXTERNAL

One private parking space.

Communal path leads to the front of the bungalow which benefits from a pretty garden laid mainly to lawn and a sun-facing covered balcony seating area

### SERVICES

Mains water and waste

Electric

Gwynedd Council Tax band B





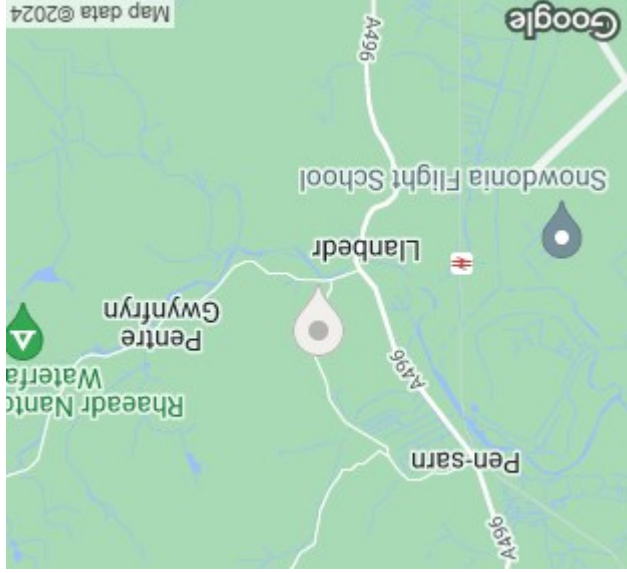
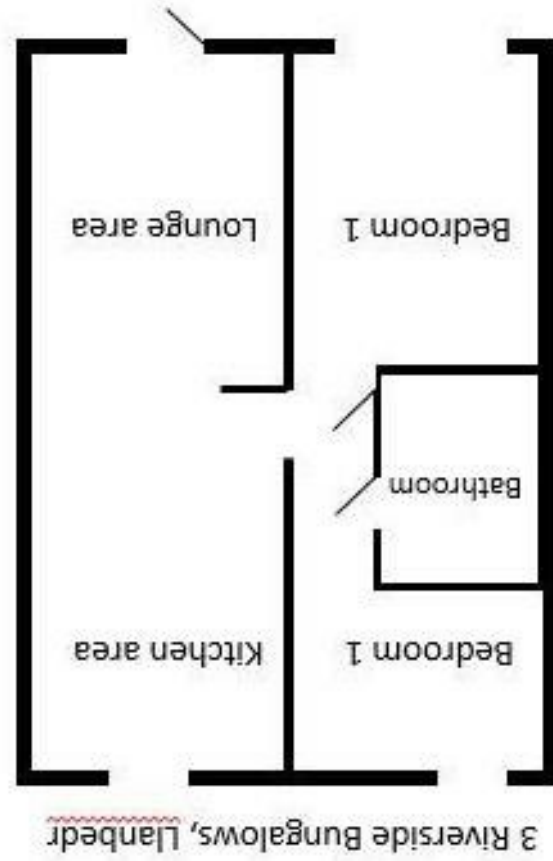






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Valid until 15 February 2034	Certificate number 4134-1322-1200-0976-2292
3 Riverside Bungalows LLANBEDR LL45 2NW	<b>E</b> Energy rating