



Tom Parry

1/2 Groes Newydd , Talsarnau, LL47 6YR

£349,500

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Croeso i Groes Newydd - a rare opportunity to purchase two properties, both successful holiday retreats, within the Snowdonia National Park.

Groes Newydd is a large detached, stone-built cottage offering any new purchaser flexibility and potential. One property is a two-bedroom cottage which successfully combines traditional charm with modern living, whilst the latter is a one-bedroom mirroring the quality styling and character. Both properties benefit from the countryside garden in which to sit and soak up the idyllic, peaceful location and far-reaching views. Fancy a project? Then both properties could be made into one and become a fantastic and most enviable place to live.

Groes Newydd is located in Llandecwyn, approximately 2 miles 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 estuary is only moments away. Minutes from the property is land designated as a "Site of Special Scientific Interest" proving to be a bird watchers paradise and the Welsh coastal path can be picked up nearby. 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.

COTTAGE 1

Entrance hall

1.03 (3'4")

uPVC front door, small night storage heater
Internal door door leading to:

Lounge (cottage 1)

3.25 x 3.94 (10'7" x 12'11")

Laminate flooring, feature stone fireplace with log burning stove, storage cupboard, night storage heater, uPVC window to front aspect

Kitchen (cottage 1)

4.33 x 1.62 (14'2" x 5'3")

Laminate flooring, small night storage heater, 2 x uPVC window to rear aspect, uPVC door leading to external. Range of eye-level and floor standing units, freestanding electric cooker and 'fridge, round stainless steel sink with drainer, small integrated Bosch dishwasher

Stairs to:

Landing (cottage 1)

2.75 x 1.70 (9'0" x 5'6")

Bedroom (cottage 1)

4.49 x 2.39 (14'8" x 7'10")

Carpeted, 2 x uPVC windows to front aspect, night storage heater

Bathroom (cottage 1)

2.61 x 2.84 (8'6" x 9'3")

Wood effect vinyl flooring, curved corner shower cubicle with Mira "Mirror" shower, white heritage claw-footed bath with period-style taps and shower head, white sink with chrome period-style taps, white W/C, heated towel rail, small night storage heater, uPVC window to rear aspect

COTTAGE 2

Entrance hall

1.11 x 1.81 (3'7" x 5'11")

uPVC external door, oil fired radiator, doors leading into lounge and kitchen

Lounge (cottage 2)

3.93 x 4.82 (12'10" x 15'9")

Laminate flooring, feature slate fireplace with log burning stove, oil fired radiator, uPVC window to front aspect

Kitchen (cottage 2)

4.88 x 2.13 (16'0" x 6'11")

Laminate flooring, uPVC window to front aspect, uPVC door leading to external. Range of cream eye-level and floor standing units, period tiled inset with Rangemaster "Kitchener 90" electric cooker, and 'fridge, stainless steel sink with drainer, small integrated Bosch dishwasher, washing machine, storage cupboard underneath staircase, heated towel rail/radiator, oil fired radiator

Stairs to:

Landing (cottage 2)

1.82 x 2.46 (5'11" x 8'0")

Bedroom 1 (cottage 2)

2.90 x 5.25 (9'6" x 17'2")

Carpeted, uPVC window to front aspect, oil fired radiator, chimney breast

Bedroom 2 (cottage 2)

4.40 x 2.46 (14'5" x 8'0")

Carpeted, 2 x uPVC windows to front aspect, oil fired radiator

Bathroom (cottage 2)

2.91 x 2.02 (9'6" x 6'7")

Wood effect vinyl flooring, white bath with Mira electric shower, white sink with storage cabinet, white W/C, heated towel rail, period-style tiles to the walls, uPVC window to rear aspect

External

Both properties share a beautiful country garden with far reaching sea and mountain views, mature in planting and colour - perfect for alfresco dinners in summer and star gazing in the winter months. Off road parking for 2/3 vehicles.

Services

Mains water and electricity.

Septic tank drainage.

Council Tax - exempt due to business rating.

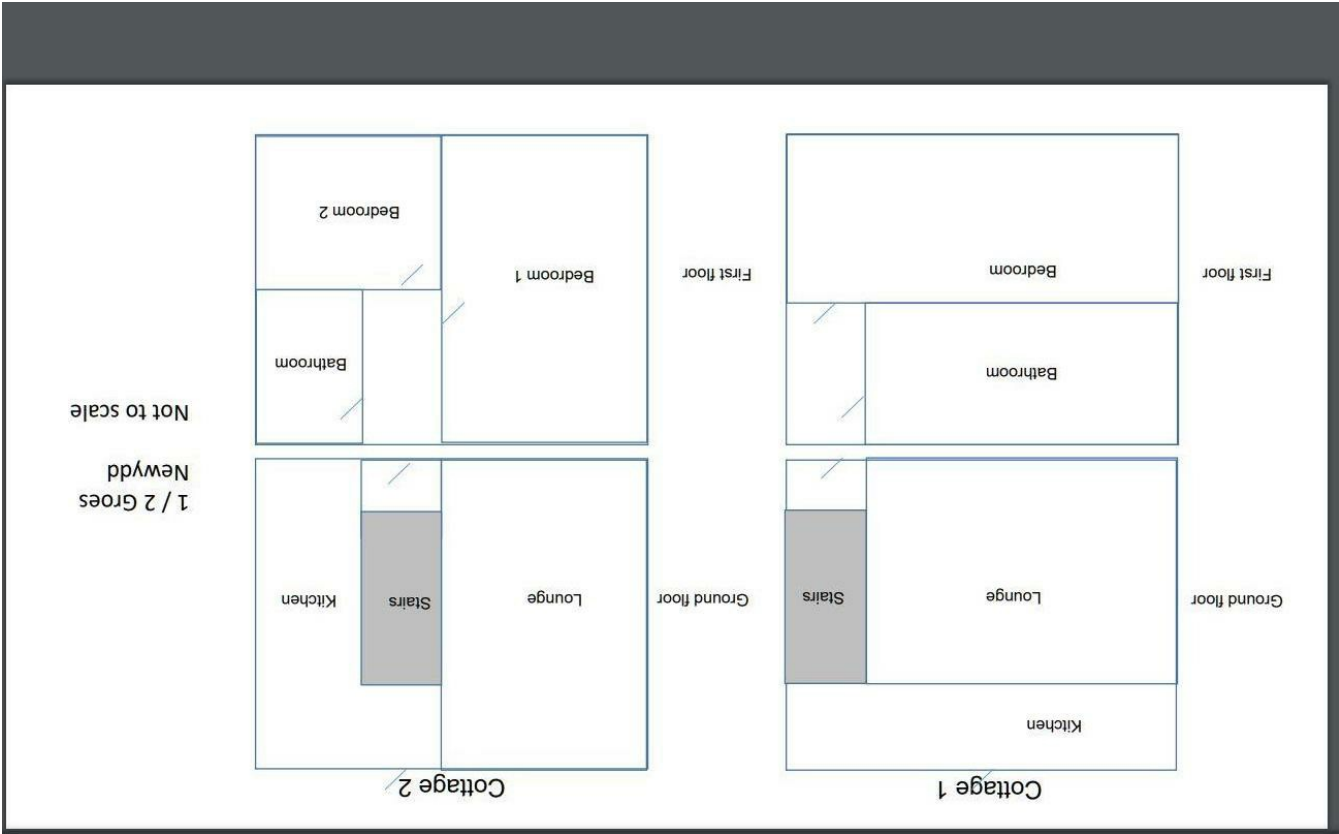






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Energy rating	2 Gros Newydd LL47 6YR TALSARNAU Llandecwyn
Certificate number	Valid until
0320-2256-4070-2692-8331	15 March 2032

