



Tom Parry

Maes Hyfryd High Street, Talsarnau, LL47 6TY

£149,500

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Maes Hyfryd is a deceptively spacious, detached 3 bedroom bungalow sitting in a sizeable plot. The property is stylish and contemporary, benefitting from a fitted kitchen and bathroom, conservatory, LPG central heating, and private enclosed garden to the rear. It has the added benefit of a large outbuilding/garage which could provide further living accommodation or a place to work and off road parking for at least 2 vehicles. Presented to a high standard throughout - and with the benefit of no chain - the property is ready for you just to move in! Please note, this property is of "non-standard" construction.

The property is located on the High Street in the centre of 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. 5 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.

Side entrance door into: (all measurements are approximate)

KITCHEN

4.13 x 3.20 (13'6" x 10'5")

Fitted with a range of floor standing and wall mounted grey kitchen cupboards, laminate worktops, open display shelving, stainless steel sink and drainer unit, space for electric cooker, overhead extractor, space for washing machine, space for large fridge/freezer, tiled floor, window to rear, uPVC door to rear garden, archway into

DINING ROOM

2.37 x 3.66 (7'9" x 12'0")

Carpeted, radiator, door into

LOUNGE

4.59 x 3.47 (15'0" x 11'4")

Carpeted, Calor gas fire, uPVC window to side aspect, uPVC sliding door into

CONSERVATORY

3.08 x 3.31 (10'1" x 10'10")

Sun-facing uPVC conservatory with dwarf wall, carpeted, double doors leading to rear garden

HALLWAY

L shaped hallway, carpeted, doors leading to

BEDROOM 1

3.53 x 3.65 (11'6" x 11'11")

Carpeted, uPVC window to front aspect

BEDROOM 2

3.53 x 3.64 (11'6" x 11'11")

Carpeted, uPVC window to front aspect

BEDROOM 3

2.76 x 3.39 (9'0" x 11'1")

Carpeted, uPVC window to side aspect

BATHROOM

3.04 x 3.06 (9'11" x 10'0")

Tiled floor, white ceramic bathroom suite comprising bath with overhead shower and glazed screen, pedestal sink and W/C, cupboard housing Worcester

boiler, radiator, partially tiled walls, obscured window to rear

EXTERNAL

Large gated gravelled driveway to front of property with parking for 3 vehicles. Covered car port.

To the rear is a surprisingly large enclosed garden, laid primarily to lawn with mature planting. Includes patio area for alfresco dining and a large outbuilding/garage which could be used as a working from home space or fantastic storage facilities.

Calor Gas tank.

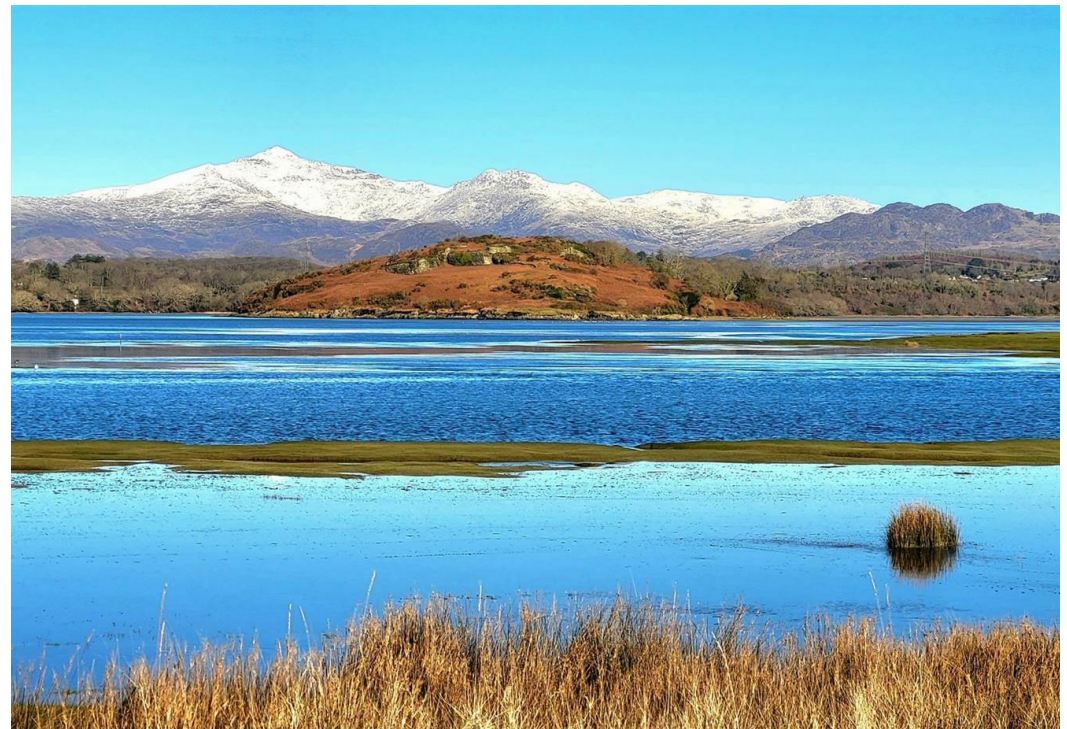
SERVICES

Mains water and waste

Mains electricity

Gwynedd Council Tax Band C



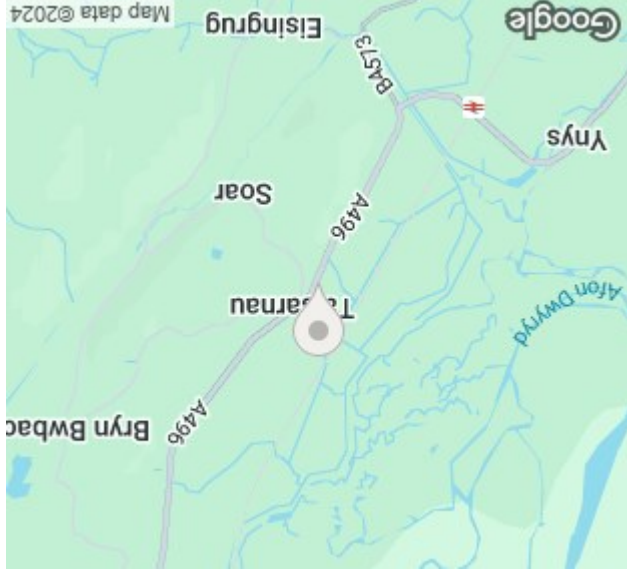




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Valid until 20 December 2027	Certificate number 8733-7622-5619-5558-0992
Maes Hyfryd High Street TALSARNAU LL47 6TY	Energy rating F



Floor plan Awaited