



**Tom Parry**

Penbrynlas , Talsarnau, LL47 6YN

**£185,000**

# Penbrynlas , Talsarnau, LL47 6YN

Secluded but not isolated, this detached cottage offers a unique opportunity for those seeking a tranquil retreat. Boasting 2 bedrooms and 1 bathroom, this property is brimming with character and original charm, waiting for a new owner to restore it to its former glory.

With ample parking space, this pretty cottage provides both convenience and privacy. The stunning sea and country views from the property are sure to captivate any nature enthusiast, offering a picturesque backdrop for everyday living.

The large country garden adds to the allure of this property, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. While the cottage is in need of modernisation, this presents a chance for the new owner to put their stamp on the property and create a bespoke living space tailored to their tastes.

If you are looking for a project that combines tranquillity, potential, and natural beauty, this cottage could be the perfect fit for you. Don't miss out on the opportunity to own a piece of countryside paradise with endless possibilities.

NB. POLITE REQUEST - PLEASE DO NOT DRIVE TO THE PROPERTY TO SEE THE LOCATION. IF YOU WISH TO VIEW, PLEASE BOOK IN WITH TOM PARRY HARLECH OFFICE AND PARK AT THE BOTTOM OF THE HILL AT THE TIME OF VIEWING.

Accommodation comprises; ( all measurements are approximate )

Entrance door into

## LOUNGE

4.56 x 2.66 (14'11" x 8'8")

Large inglenook fireplace housing multi fuel stove with wooden beam above, exposed stone walls, tiled floor, window to front, door leading to

## KITCHEN

3.02 x 2.12 (9'10" x 6'11")

Sink and drainer unit, dual aspect windows, tiled floor, door leading to outside

## BEDROOM 1

2.76 x 4.28 (9'0" x 14'0")

Wooden floor, dual aspect windows, night storage heater

## BEDROOM 2

2.97 x 2.93 (9'8" x 9'7")

Dual aspect windows, electric heater, tiled floor

## SHOWER ROOM

1.99 x 1.89 (6'6" x 6'2")

Fitted with shower cubicle, wash hand basin and low level w.c.

## LOFT

4.54 x 2.93 (14'10" x 9'7")

Windows to front, currently being used as additional living space

## EXTERNAL

Beautiful country garden - rich in planting and colour - with outstanding views over Dwyryd Estuary and beyond.

Garden shed. Ample seating areas in which to dine al fresco in the summer and star gaze during the winter months.

Ample car parking facilities.

PLEASE NOTE THAT THE PROPERTY IS SITUATED DOWN A PRIVATE TRACK AND ANY VIEWING MUST BE ARRANGED BEFOREHAND WITH THE SELLING AGENTS

## LOCATION

The property is within walking distance of the town of Penrhyndeudraeth which offers all amenities, and is easily accessible to the bustling harbour town of Porthmadog (approximately 6 miles) which provides a comprehensive range of shopping facilities and amenities, as well as the seaside and historic castle town of Harlech (approximately 5 miles)

The surrounding area boasts a variety of outdoor pursuits including golf courses at Porthmadog and Harlech, sailing, fishing, climbing, biking and many scenic country walks.

## SERVICES

Mains water and electricity.

Septic tank drainage.

Gwynedd Council tax band C







Floor plan Awaited

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.

