



Tom Parry

6 Maes Trefor, Talsarnau, LL47 6TU

£195,000

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6 Maes Trefor is a detached, 2 bedroom bungalow with front and rear gardens, oil fired central heating, garage and off road parking. It is in clean and good order throughout, requiring minimal updates, and on completion will make the ideal, low maintenance home. Bungalows offering this much potential - at this price - do not come up for sale very often so interest will be high.

The property is located 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.

Accommodation comprises: (all measurements are approximate)

Side entrance door into

ENTRANCE HALLWAY

1.83 x 2.90 (6'0" x 9'6")

uPVC entrance door, storage cupboard, linoleum flooring, doors leading to:

LOUNGE

5.59 x 3.34 (18'4" x 10'11")

uPVC windows and patio doors to rear garden aspect; carpeted; power and tv points, feature electric fireplace, radiator, door leading to

KITCHEN

2.61 x 3.02 (8'6" x 9'10")

Fitted with a range of wall and base units including storage cupboard/pantry with boiler; plumbing for washing machine; AEG electric cooker ;AEG hob; AEG extractor; stainless steel sink and drainer, laminate worktops, tiled splash back, uPVC window to side and door to rear garden

BEDROOM 1

3.99 x 2.69 (13'1" x 8'9")

Carpeted, uPVC window to front aspect, radiator

BEDROOM 2

3.26 x 3.0 (10'8" x 9'10")

Carpeted, uPVC window to front aspect, radiator

BATHROOM

1.86 x 1.67 (6'1" x 5'5")

Carpeted, partially tiled walls, white ceramic W/C, sink, bath. Storage cupboard with hot water tank, uPVC window

EXTERNAL

Driveway for two cars to front; .hard scaped low maintenance garden, garage.

Rear garden laid mainly to lawn with mature planting, with static canopy over patio

Oil tank

GARAGE

5.08 x 2.43 (16'7" x 7'11")

Large size garage, brick built with white "up and over" door.

SERVICES

Mains water, drainage and electricity.

Gwynedd council tax band C.



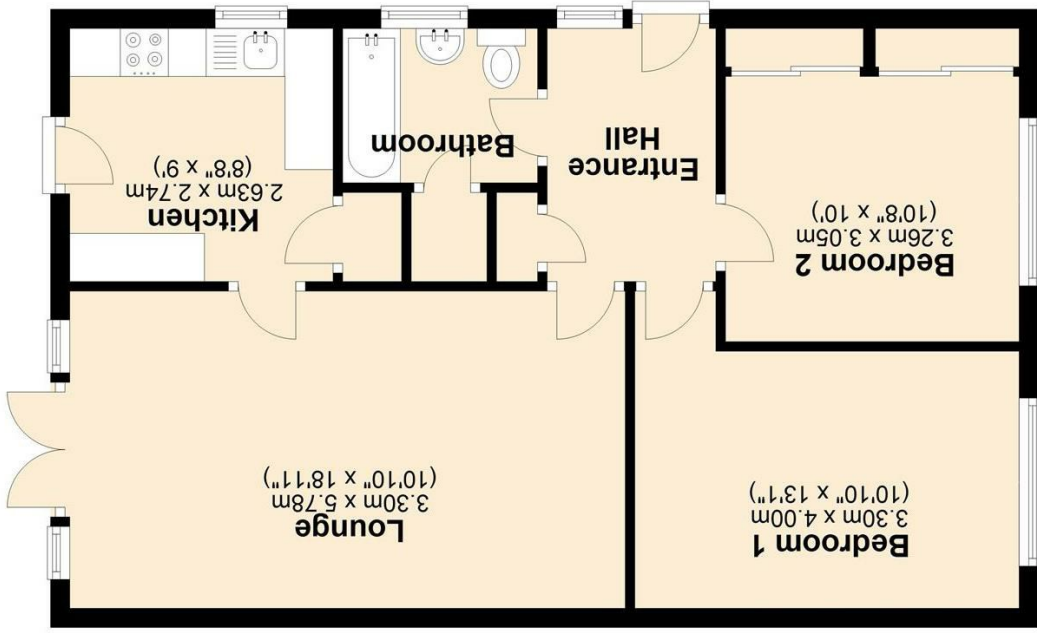




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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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Energy rating D Valid until: 7 July 2034 Certificate number: 2524-1726-4300-0821-0292		Property type Detached bungalow	Total floor area 58 square metres
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Energy performance certificate (EPC)

