



**Tom Parry**

2 Glanafon , Llanbedr, LL45 2HH  
Offers in the region of £425,000

## 2 Glanafon , Llanbedr, LL45 2HH

Croeso I Glanafon - a much-loved family home situated in the heart of the pretty Snowdonia village of Llanbedr. Spread over three floors, it boasts six bedrooms offering ample space for any growing/extended family or those who love to entertain guests. Dating back to 1900 and with many original features still present, Glanafon has been used as a hospital, a shop and a guest house. With 3 reception rooms, two bathrooms, sun room and 2 flexible spaces to be used as you need, this generous stone built house provides endless possibilities for creating your dream living space. To the rear is an enclosed mature garden backing onto open fields - a real sun trap and the perfect place to wind down at the end of the day.

Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a spacious home to accommodate your family's needs, this property offers the perfect blend of comfort and character. Often said, but never more true, viewing is highly recommended to appreciate all that is on offer here!

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### GROUND FLOOR

#### HALLWAY

Original features including Victorian tiled floor and high ceiling, stairs leading to floors above, doors leading to

#### SITTING ROOM

3.64 x 4.69 (11'11" x 15'4")

Feature stone fire place with display shelving both sides, bay window to front, fitted carpet

#### DINING ROOM

3.33 x 2.95 (10'11" x 9'8")

Wooden floor, feature stone fireplace with slate hearth, alcove shelving to sides, window to rear aspect

#### INNER HALLWAY

Under stairs storage, doors leading to

#### LOUNGE

2.94 x 7.64 (9'7" x 25'0")

Spacious split level lounge with dual aspect windows to front and rear, and log burning stove

#### KITCHEN

3.53 x 3.24 (11'6" x 10'7")

Fitted with a range of wall and base units including "Aga" dual fuel cooking range, wooden worktops, sink unit, tiled floor, door leading to

#### SUN SOOM

3.44 x 2.16 (11'3" x 7'1")

Lean to sun room opening into rear garden - perfect for lazy afternoons

### FIRST FLOOR

#### LANDING

Doors leading to

#### LAUNDRY ROOM

3.01 x 3.35 (9'10" x 10'11")

Laminate flooring, window to rear overlooking garden

#### SEPARATE WC

#### BATHROOM

2.69 x 2.42 (8'9" x 7'11")

Panelled bath, pedestal wash hand basin, partially tiled walls, large storage cupboards, fitted carpet, window to rear

#### SHOWER ROOM

Fitted with shower cubicle and low level w.c.

#### BEDROOM 1

3.65 x 3.43 (11'11" x 11'3")

Window to rear garden, fitted carpet

#### BEDROOM 2

3.63 x 3.64 (11'10" x 11'11")

Window to front, fitted carpet

#### STUDY

2.82 x 1.63 (9'3" x 5'4")

Currently being used as a store room by vendors with window to front

#### BEDROOM 3

3.26 x 3.58 (10'8" x 11'8")

Window to front, fitted carpet

### SECOND FLOOR

#### LANDING

Doors leading to

#### BEDROOM 4

3.40 x 3.09 (11'1" x 10'1")

Window overlooking rear garden, built in storage cupboards, fitted carpet

#### BEDROOM 5

3.60 x 3.36 (11'9" x 11'0")

In use as a large office currently with wooden floor and window to front

#### BEDROOM 6

4.97 x 2.82 (16'3" x 9'3")

Generous storage cupboards, triple windows on 2 aspects, fitted carpet

#### BATHROOM

3.11 x 3.18 (10'2" x 10'5")

Spacious and bright family bathroom comprising corner bath, separate shower, wash hand basin with vanity unit below and mirror above, low level w.c., fully tiled walls and floor, chrome heated towel rail, obscured window to rear

#### EXTERNAL

To the front of the property is a small entrance garden leading to front door.

At the rear the garden is enclosed, mature and well stocked with plants and shrubs. Although not large it backs onto open fields giving the house a peaceful secluded feel. There is a decking area for al fresco dining.

#### SERVICES

Mains water, drainage and electricity.

#### MATERIAL INFORMATION

Freehold

#### LOCATION

Llanbedr is an attractive, unspoilt village situated between Barmouth and Harlech on the stunning Cambrian Coastline. Sitting alongside the pretty River Arthro, Llanbedr was originally a slate mining village nestled between the mountains and the sea. The village, which uphold community living, is just a mile from the picturesque estuary of the River Arthro at Llandanwg and waterfalls are a few minutes walk from the village centre. Walkers, birdwatchers, cyclists and climbers love the local natural scenery.

Llanbedr boasts three public houses serving excellent food and drink in a welcoming and relaxed family and dog friendly environment, a grocery store, gift shop, delicatessen/café, church, primary and pre school, and hairdresser within the village. 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.







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.

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Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Gearing, 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. Plan produced using Planup.

Energy performance certificate (EPC)		2 Gearing LLANBEDR
Energy rating	F	LL45 2HH
Valid until:	6 July 2034	
Certificate number:	0134-0723-0300-0455-9206	
Property type	Semi-detached house	
Total floor area	214 square metres	

