



Tom Parry

2 Glanafon , Llanbedr, LL45 2HH
Offers in the region of £385,000

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.

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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Gainers, 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 Plimgo.

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

