



**Tom Parry**

4 Maes Trefor, Talsarnau, LL47 6TU  
Offers in the region of £175,000



## 4 Maes Trefor, Talsarnau, LL47 6TU

Croeso i 4 Maes Trefor - a detached bungalow located in a peaceful cul de sac in the village of Talsarnau. The property boasts 2 bedrooms, shower room, kitchen and a generous reception room, offering a cosy but spacious layout for you to transform. The bungalow does require modernisation throughout - but is a blank canvas for new owners to create their ideal home. With the benefit of front and rear gardens, a detached garage, ample off road parking and a conservatory from the kitchen, the property offers scope, potential and flexibility to become whatever you need in a home.

The bungalow 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

### HALLWAY

Central hallway with storage cupboard housing electric box, with doors leading to

### LOUNGE

5.69 x 3.42 (18'8" x 11'2")

Carpeted, night storage heater, TV point, uPVC window to rear aspect

### KITCHEN

2.61 x 2.78 (8'6" x 9'1")

Range of wall-mounted and floor-standing units in white, stainless steel sink and drainer with mixer tap, slot for electric cooker and 'fridge, walk-in shelved cupboard, uPVC window to side aspect, door into conservatory.

### CONSERVATORY

2.88 x 2.59 (9'5" x 8'5")

uPVC conservatory with door to rear garden

### BEDROOM 1

3.87 x 2.64 (12'8" x 8'7")

Carpeted, night storage heater, uPVC window to front aspect

### BEDROOM 2

3.36 x 2.95 (11'0" x 9'8")

Carpeted, night storage heater, uPVC window to front aspect

### SHOWER ROOM

1.64 x 1.97 (5'4" x 6'5")

Shower cubicle with Mira electric shower, W/C, sink, cupboard housing water tank, uPVC window with modesty glass

### EXTERNAL

Private driveway leading to large garage, brick built with white "up and over" door. Enclosed garden to rear. Hardscaping to front of bungalow.

### SERVICES

Mains water, drainage and electricity. Gwynedd council tax band C.

### MATERIAL INFORMATION

Freehold property.











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.

EPC Awaited

