



Tom Parry

1 Cae Garw, Llanfair, LL46 2RL
Offers in the region of £420,000

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Welcome to this large, detached bungalow in the sought-after location of Cae Garw, Llanfair. This delightful property, built in 1959, boasts three spacious bedrooms and large reception rooms, perfect for a growing family or those in need of extra space.

One of the standout features of this home is the superb sea views that can be enjoyed from various rooms, providing a tranquil and relaxing atmosphere.

The property also offers large, mature established gardens with outbuildings and a greenhouse, ideal for green-fingered enthusiasts or those who simply enjoy outdoor living. Whether you're looking to host summer barbecues or simply relax in the sunshine, this garden provides the perfect setting.

1 Cae Garw offers ample space and scope for personalisation and comfort. Whether you choose to create a cosy reading nook, a home office, go open plan, extend into the generous gardens - or simply design a peaceful retreat, the possibilities are endless.

Don't miss out on the opportunity to make this your new venture.

Accommodation comprises: (all measurements are approximate)

Entrance door into

ENTRANCE PORCH

uPVC external door, uPVC door into

HALLWAY

Carpeted, night storage heater, loft access, doors into

LOUNGE

5.77 x 3.79 (18'11" x 12'5")

Carpeted, feature fireplace with multi fuel stove, alcove shelving, dual aspect windows to front and side with far reaching sea views, night storage heater

KITCHEN

2.92 x 3.13 (9'6" x 10'3")

Linoleum tiled floor, range of wall-mounted and floor-standing units, laminate worktops, 1 1/2 stainless steel sink and drainer with mixer tap, space for electric cooker and 'fridge, uPVC window to side aspect with sea views, archway into

DINING/FAMILY ROOM

3.93 x 3.43 (12'10" x 11'3")

Tiled floor, plumbing for washing machine, base units with laminate worktop above, uPVC double patio doors to rear garden

BEDROOM 1

4.74 x 3.33 (15'6" x 10'11")

Carpeted, uPVC window to front aspect with glorious views, night storage heater

BEDROOM 2

3.55 x 3.13 (11'7" x 10'3")

Carpeted, uPVC window to side aspect

BEDROOM 3

2.53 x 3.23 (8'3" x 10'7")

Carpeted, uPVC window to rear aspect, night storage heater

SHOWER ROOM

Large walk in shower cubicle with electric "Mira" shower, wash hand basin with vanity unit below and wall mirror above, tiled walls, vinyl flooring

SEPARATE WC

with integral wash hand basin, obscured window to rear

EXTERNAL

1 Cae Garw is blessed with mature gardens, rich in planting and colour surrounding the whole bungalow. There are numerous areas for dining al fresco, admiring the views and star gazing during the winter months. In addition there is a workshop/craft room, summerhouse, greenhouse and a shed at the side of the property.

To the side of the property is a private driveway with parking for 2 vehicles and detached to the front is a single garage.

LOCATION

The property is situated in Llanfair, a small village on the west coast of the Snowdonia National Park surrounded by unspoiled natural scenery, beaches and mountains and within walking distance of Llandanwg beach. Llanfair is 2 miles from Harlech, a World Heritage site and a popular resort town offering a range of facilities including shops, restaurants, Post Office, schools, swimming pool and petrol station. It also boasts a cliff top castle and the Royal St David's Golf club. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

SERVICES

Mains water, drainage and electricity.
Gwynedd Council Tax Band D

MATERIAL INFORMATION

Freehold property.

LOFT SPACE

It is worth nothing that the loft space is large and deep enough to stand in



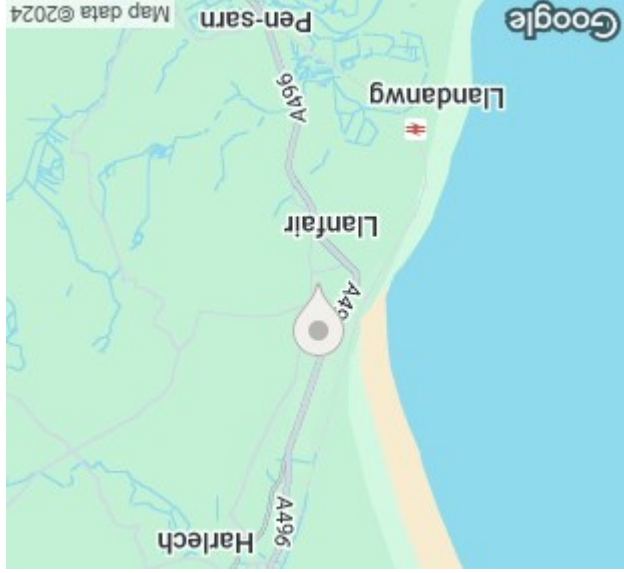




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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



Floor plan Awaited