



Tom Parry

Frondirion , Talsarnau, LL47 6UG

£349,500

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Nestled above the coastal village of Talsarnau, this detached house known as Frondirion offers a unique opportunity to own a property with breath-taking views of Portmeirion, the stunning Llyn Peninsula, and the Snowdonia mountain range. With the potential for five spacious bedrooms spread over three floors, this property provides ample space for a growing family or those who love to entertain. Equally the extra rooms could be used as home working spaces, play room or additional living spaces - the choice is yours! While the house is in need of some updating, this presents a fantastic chance to put your own stamp on the property and create the home of your dreams in the most splendid setting.

Talsarnau has a public house, primary school bus stops 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.

GROUND FLOOR

ENTRANCE

3.11 x 3.36 (10'2" x 11'0")

Carpeted. uPVC and glass external door. Internal door into garage. Radiator.

INNER HALLWAY

5.29 x 2.81 (17'4" x 9'2")

Carpeted, radiator, under stairs storage and cloak cupboard.

UTILITY

Free standing Worcester boiler, space and plumbing for a washing machine, single drainer stainless steel sink unit and shelving. Window to rear.

'L' SHAPED LOUNGE/DINING ROOM

L shaped, measurements: 7.0 x 2.95m and 7.04 x 3.67m.

Carpeted, three radiators, uPVC window to front aspect, uPVC patio doors to side and rear aspects. Slate clad feature fireplace (fireplace removed), door to hallway

KITCHEN

4.22 x 2.96 (13'10" x 9'8")

Linoleum flooring, range of fitted wall and base units with worktop over, 1.5 bowl stainless steel sink with single drainer, space for electric cooker with extractor over and radiator.

BEDROOM 3

4.05 x 3.19 (13'3" x 10'5")

Carpeted, radiator, uPVC window to front aspect

BATHROOM 1

Three piece coloured suite comprising panelled bath, low level WC, pedestal wash hand basin. Shower cubicle, radiator, window with modesty glass to front aspect.

FIRST FLOOR

LANDING

4.83 x 1.20 (15'10" x 3'11")

Carpeted, with built-in eaves cupboards, airing cupboard housing hot water cylinder with immersion fitted.

BEDROOM 1

3.71 x 5.05 (12'2" x 16'6")

Carpeted, radiator, Velux rooflight to rear aspect, uPVC window to side aspect.

BEDROOM 2

3.11 x 4.07 (10'2" x 13'4")

Carpeted, radiator, Velux rooflight to rear aspect, uPVC window to side aspect, low level fitted cupboards.

BATHROOM 2

3.15 x 3.02 (10'4" x 9'10")

Three piece coloured suite comprising panelled bath, low level WC, pedestal wash hand basin. bidet, shower cubicle, radiator, Velux rooflight to rear aspect, fitted low level cupboards and partially tiled walls.

LOWER GROUND FLOOR

HALLWAY

1.91 x 0.93 (6'3" x 3'0")

Door to rear.

ROOM 1

5.16 x 3.10 (16'11" x 10'2")

Carpeted, window to rear aspect

ROOM 2

5.18 x 2.88 (16'11" x 9'5")

Carpeted, window to rear aspect

EXTERNAL

Tarmac driveway leading to the garage.

Path to the perimeter with steps leading down to the rear. Raised flower beds to the front, a paved patio to the side and rear, terraced beds with mature shrubbery, oil tank.

Three store rooms with power and light connected, beneath the property.

GARAGE

2.87 x 3.27 (9'4" x 10'8")

With "up and over" metal garage door and wooden-framed window to rear

SERVICES

Mains electricity, water and waste water.

Gwynedd Council Tax Band F

Freehold property



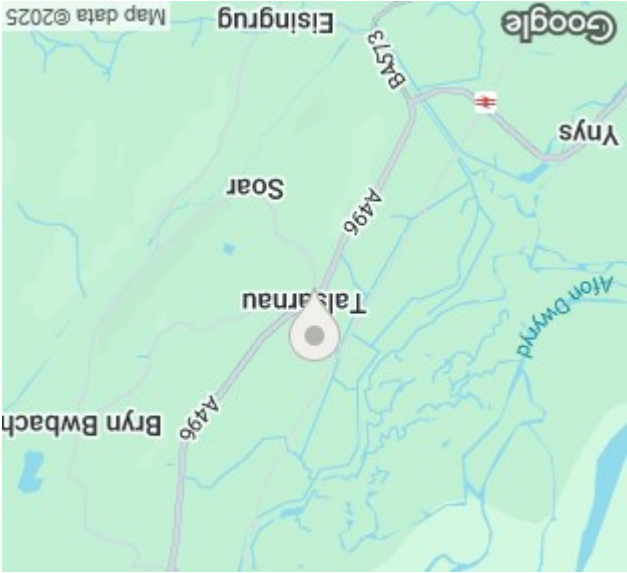




Floor Plan Awaited

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.



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| Front door TALSARNAU LL47 6UG | |
| Energy rating | E |
| Valid until | 26 March 2034 |
| Certificate number | 2118-5948-2545-9848-1257 |

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|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 179 square metres |