



Tom Parry

Ty'r Graig , Llanbedr, LL45 2HL

£395,000

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Ty'r Graig is an individually designed property sitting in an elevated position with stunning far-reaching views over Afon Artro, open countryside and Cardigan Bay beyond. The house has undergone an extensive programme of modernisation and refurbishment since 2020 . Improvements include, but are not limited to, uPVC double glazing, underfloor insulation, air-source central heating, 3 double bedrooms all with ensuite bathrooms, new flooring and a log burning stove.

The substantial improvements continue externally and the property now boasts a large terrace to the front, tiered garden to the rear with steps leading to a log cabin with panoramic views of the estuary, sea and beach. If you need more there is a lazy spa inside!

This light and spacious property, complete with garage and parking for 2 cars is the perfect family home - being within walking distance of the local village with all the amenities needed. Likewise it is has been operated as a successful holiday let and retains its business rates classification - the choice is yours.

Rarely do properties of this quality and flexibility come onto the market, especially in such sought after locations. The transformation has made an ordinary property become extraordinary and you are advised to book a viewing today!

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

CONSERVATORY/ENTRANCE HALLWAY

2.90 x 1.48 (9'6" x 4'10")

Slate floor, uPVC conservatory and door

LOUNGE

5.51 x 4.68 (18'0" x 15'4")

Carpeted, uPVC windows to side and front aspects (bay style front window with window seat), feature fireplace with new multi-fuel stove, radiator

KITCHEN

3.53 x 3.60 (11'6" x 11'9")

Laminate flooring, white wall mounted and floorstanding units with black worktops, breakfast bar, double sink/drainage with mixer tap, dishwasher, washing machine and heat pump tumble drier, cupboard with fridge/freezer, uPVC bay window and window seat with views to open countryside, uPVC side window, radiator

HALL

3.88 x 1.29 (12'8" x 4'2")

Carpeted, uPVC door to side aspect, stairs leading to first floor, door leading to:

W/C

0.91 x 1.46 (2'11" x 4'9")

Laminate floor, macerator W/C, corner sink.

FIRST FLOOR

LANDING

Carpeted, doors leading to

BEDROOM 1

3.34 x 4.32 (10'11" x 14'2")

Carpeted, uPVC window to side and rear, radiator, glass space saving sliding door leading to

ENSUITE

1.35 x 3.23 (4'5" x 10'7")

Laminated floor, corner shower unit with rain shower, sink, W/C,

BEDROOM 2

3.44 x 3.27 (11'3" x 10'8")

Carpeted, uPVC window to side and rear, radiator, glass space saving sliding door to

ENSUITE

1.43 x 3.23 (4'8" x 10'7")

Laminated floor, corner shower unit with rain shower, sink, W/C

BEDROOM 3

3.68 x 3.23 (12'0" x 10'7")

Carpeted, radiator, Dormer window to front aspect with beautiful estuary and sea views, door leading to

ENSUITE

3.34 x 2.34 (10'11" x 7'8")

Laminate floor, large glass shower unit with rain shower, large oval bath with jacuzzi style taps, white sink, W/C, large Velux window to ceiling

EXTERNAL

Adjacent to road is a parking space for 2 vehicles and detached garage (5.95m x 4.71m) with up and over door.

Steps lead to large terrace with stunning views over Afon Artro and open countryside.

To the rear of the property intensive hardscaping has been carried out successfully leading to a top verandah. A log cabin is nestled here complete with lazy spa, outdoor kitchen, and gas fired pizza oven. This is extremely versatile space which is perfect for al fresco dining or perhaps an office or additional living space for guests.

SERVICES

Mains water and waste

Mains electric

LOCATION

Llanbedr is a popular village situated on the western coastal fringe of the Snowdonia National Park through which runs the Afon Artro. The village is served by a well stocked convenience store, hairdressers, two public houses, Country House Hotels, a primary school and the village church. It benefits from a regular bus service and a rail station along the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.





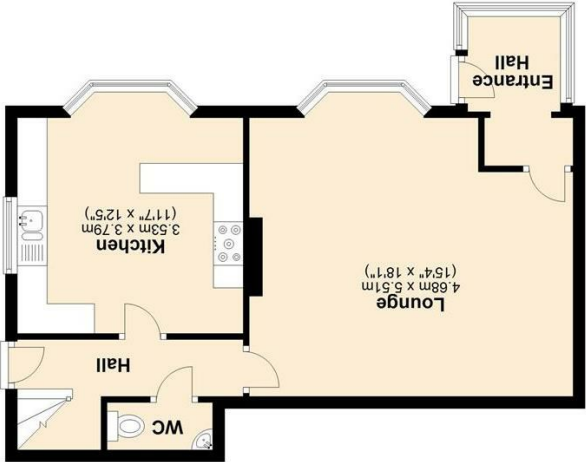


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

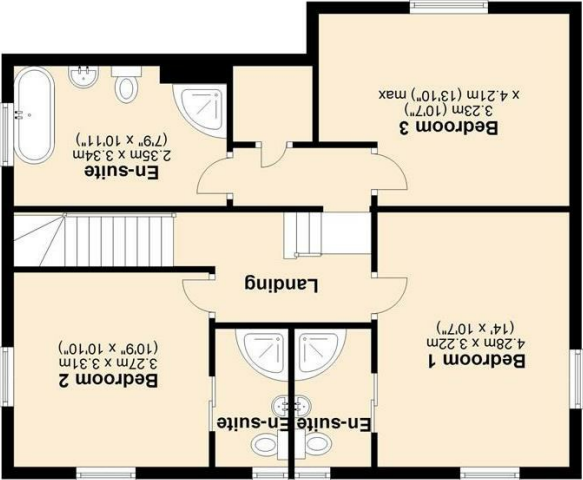
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Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of the plan. Reproduced under license from William Morris. All rights reserved.

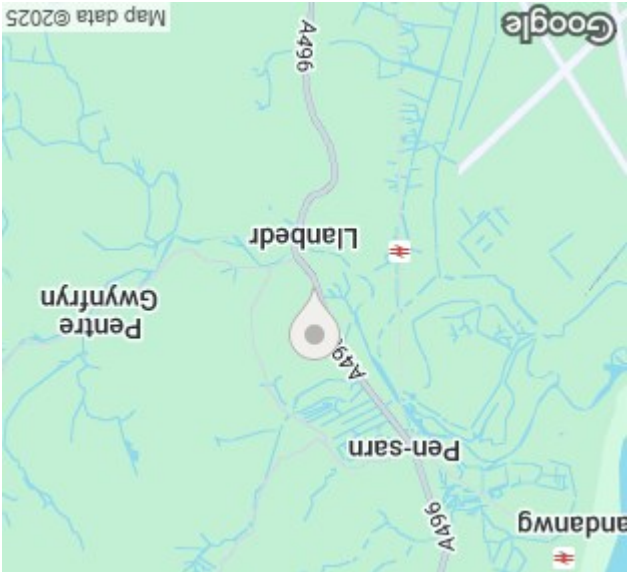
Plan produced using PlanUp.



Ground Floor



First Floor



Tyr Graig Llanbedr Gwynedd LL45 2HL	
Energy rating	
E	
Valid until	16 February 2031
Certificate number	0580-2920-2020-2599-8081

Property type	Detached house
Total floor area	104 square metres