



# Tom Parry

1 High Street, Talsarnau, LL47 6TY

£127,500



## 1 High Street, Talsarnau, LL47 6TY

1 High Street - aptly names Ty Anarferol, meaning unusual house, is a quirky, coastal property situated in Talsarnau between Porthmadog and Harlech. It is unusual to find so much space and character in an end terrace property. It is unusual to find so much charm and flexible living arrangements. In short, it boasts style and personality which have been successfully combined with modern requirements throughout. The property is deceptively spacious and has two large bedrooms, a study/craft room, separate kitchen/sitting room and a lounge with beautiful open fireplace. It further benefits from electric heating throughout, a small rear yard and is presented to the highest standards. It has the benefit of being sold with no onward chain.

If quirky and colourful is your idea of the Welsh charming cottage then look no further - Ty Anarferol is for you!

The accommodation comprises: (all measurements are approximate)

Entrance door into

### SITTING ROOM/KITCHEN/DINER

3.47 x 5.01 (11'4" x 16'5")

uPVC door and window to front; small window to rear, tiles to floor.

Kitchen area: White wall and base units including double stainless steel sink and drainer with mixer taps; space for cooker with extractor hood above, space for 'fridge, freezer and washing machine, open display shelving, electric heater, stairs leading to first floor.

Wooden doors leading into

### LOUNGE

3.36 x 4.07 (11'0" x 13'4")

3 x wooden framed feature arched windows; log burning stove in recessed fireplace; TV point, electric heater

### STORE ROOM

1.74 x 0.31 (5'8" x 1'0")

Small window and external door leading to rear.

### LANDING

2.44 x 1.35 (8'0" x 4'5")

Wooden open staircase; carpeted landing, doors leading to

### BEDROOM 1

3.33 x 4.26 (10'11" x 13'11")

Carpeted; 2 x windows to front and side aspects, electric heater

### BEDROOM 2

3.20 x 2.86 (10'5" x 9'4")

Carpeted; 2 x uPVC windows to front aspect, electric heater

### STUDY/CRAFT ROOM

2.49 x 2.60 (8'2" x 8'6")

Carpeted; uPVC window to rear; electric heater

### BATHROOM

1.86 x 1.77 (6'1" x 5'9")

Partially tiled; linoleum to floor; white W/C and

pedestal sink; white bath with shower screen and electric MIRA JUMP shower; storage cupboard; window to side aspect with modesty glass.

### EXTERNAL

Small rear yard

### SERVICES

Mains electricity, water and drainage  
Gwynedd Council Tax band B

### LOCATION

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.

### ADDITIONAL INFORMATION

Freehold property of standard construction











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.

Floor plan Awaited

EPC Awaited

