



Tom Parry

2 Bryn Street, Talsarnau, LL47 6UD

£125,000

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Croeso i 2 Bryn Street, a charming traditional cottage - located in the centre of the village of Talsarnau, which is presented to the highest standard throughout.

The cottage is on two levels - galley kitchen, a characterful lounge with log burning stove and stairs leading to first floor with a double bedroom and a single bedroom plus a family bathroom. To the rear of the cottage is a pretty courtyard garden.

Good things they say come in small packages - and this is definitely the truth here. The cottage provides everything necessary for a relaxing lifestyle and is perfect for a single person or couple looking to get onto the property ladder.

Accommodation comprises: (all measurements are approximate)

Stone steps lead up to entrance door, leading into

Entrance Hall

1.45 x 0.96 (4'9" x 3'1")

uPVC external door; laminate flooring; wooden glass door leading to:

Lounge

3.74 x 3.59 (12'3" x 11'9")

Carpeted; traditional feature fireplace with log burning stove; uPVC window to front aspect

Kitchen

3.35 x 1.54 (10'11" x 5'0")

Range of cupboards and shelves; slots for electric cooker, washing machine and 'fridge; stainless steel sink and drainer; understairs storage;

Bedroom 1

2.07 x 3.01 (6'9" x 9'10")

Carpeted, uPVC window to front aspect

Bedroom 2

2.57 x 1.97 (8'5" x 6'5")

Carpeted, uPVC window to rear aspect

Bathroom

2.17 x 1.57 (7'1" x 5'1")

Bathroom suite comprising bath, sink within vanity unit, W/C, overhead shower.

External

Stone steps up to the front of the cottage, paved garden area to rear with wooden shed.

SERVICES

Electricity, water and waste water

LOCATION

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 Dwyryd estuary is only moments away. There is a footpath from the village to the foreshore of the estuary and Giftan island, which is only accessible at low tide. This is a heaven for

wading birds and other wildlife and is surrounded by the most magnificent views of the Snowdonia Mountains and across the estuary Portmeirion village. In the mountains behind the village is lovely walking countryside with ancient Drovers routes high in the mountains with elevated views of the coastline. 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.







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.



2 Byn Street
TALSARNAU
LL47 6UD

Energy rating

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Valid until	29 August 2034
Certificate number	2111-3041-2208-6794-3200

Property type	Mid-terrace house
Total floor area	44 square metres