



**Tom Parry**

Angorfa, Pensarn, Llanbedr, LL45 2HP  
Offers in the region of £285,000

# Angorfa, Pensarn, Llanbedr, LL45 2HP

Do not miss out - TRULY A MUST VIEW PROPERTY. Once in a while a property comes onto the market which sets a new standard and Angorfa is it. The property successfully combines period character with modern styling throughout and all renovations have been carried out to a high standard.

In summary it benefits from 3 spacious bedrooms with master boasting a fashionable en-suite with roll top bath, contemporary fitted kitchen and shower room, sun drenched patio gardens to rear and pretty harbour views. The log burning stove in the lounge ensures cosy evenings by the fire!

The cottage also benefits from recently installed solar panels with battery back up.

Being within walking distance of the beautiful beach of Llandanwg and the near by pretty village of Llanbedr with all necessary amenities Angorfa is a truly must view property.

The accommodation comprises (all measurements are approximate):

Entrance door into

## GROUND FLOOR

### ENTRANCE HALLWAY

Luxury vinyl tile flooring, stairs leading to first floor, understairs storage cupboard, radiator, exposed stone wall with feature circular window to front, doors leading into

### LOUNGE

4.11 x 4.98 (13'5" x 16'4")

Feature log burning stove with stone hearth and wooden surround, luxury vinyl tile flooring, dual aspect windows to front and side, radiator x 2, shelving

### KITCHEN/DINING ROOM

3.94 x 5.19 (12'11" x 17'0")

Fitted with a range of wall and base units including integrated oven with hob and extractor hood above, integrated dish washer, ceramic sink and drainer unit, laminate worktops, tiled splashback, space for fridge, exposed stone fireplace with inset electric "log burning" stove, dual aspect windows to front and side, ceiling spot lights, luxury vinyl tile flooring, door leading to

### UTILITY ROOM

2.27 x 2.22 (7'5" x 7'3")

Fitted with wall and base units including space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, cupboard housing electric boiler, door leading to covered passageway and outside

## FIRST FLOOR

### LANDING

Carpeted, spacious landing with loft access and doors leading to

### BEDROOM 1

3.64 x 4.10 (11'11" x 13'5")

Fitted carpet, window to front with harbour views, radiator, door leading to

### EN-SUITE

1.54 x 3.63 (5'0" x 11'10")

Stylishly fitted with free standing roll top slipper bath, low level W.C., wash hand basin, tiled floor, window to side, radiator

### BEDROOM 2

2.45 x 3.81 (8'0" x 12'5")

Fitted carpet, window to front with harbour views, radiator

### BEDROOM 3

2.43 x 3.79 (7'11" x 12'5")

Fitted carpet, window to side, radiator

### SHOWER ROOM

Large contemporary walk in shower cubicle with "Triton" shower, wash hand basin with vanity unit below, fully tiled walls, laminate flooring, heated towel rail, obscured window to rear

### SEPARATE WC

With wash hand basin, obscured window to side

### EXTERNAL

A gate at the side of the property opens into an enclosed lower paved garden. Steps lead to the rear of the property where there is a secluded patio for al fresco dining with beautiful open field views. A gated off-road parking space may be possible by negotiation at an annual cost (tbc).

### SERVICES

Mains water, drainage and electricity.

### LOCATION

The property is located in Pensarn, a small hamlet approximately 1 mile from Llanbedr - a popular village situated on the western coastal fringe of the Snowdonia National Park. The pretty village, nestled between the Rhinog Mountain Range and golden sandy beaches, is served by a convenience store, cafe and hairdressers. There are two public houses, a Country House Hotel, primary school and the village church. A bus service and rail station along the Cambrian Coastline railway provide excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

### MATERIAL INFORMATION

Freehold property

Standard Construction

Classed as a second home for Article 4 purposes and as such can be used as a primary residence or second home/holiday let

Gwynedd Council Tax band E







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

