



Y Nyth

Llanbedr | Merionethshire | LL45 2DJ

£700,000

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT



# Y Nyth

Llanbedr | Merionethshire | LL45 2DJ

A beautiful period property lovingly restored and developed to produce a stylish contemporary home whilst maintaining all of the features and grace of this handsome property. In the heart of the sought after village of Llanbedr, this property is wonderfully proportioned with 3 reception rooms and 5 bedrooms (one with en-suite). The contemporary kitchen/diner is outstanding with French doors to the landscaped garden where there is a delightful summerhouse. A large driveway to the side leads to a detached garage and to the front of the house there is a charming veranda and further lawn and garden.

It is fully centrally heated and has cosy log burning stove in the lounge, and an oil fired Rayburn in the dining room. There is a ground floor WC and also a utility room.

Immaculately presented, it has a back drop of woodland and river to the front. Being in easy walking distance not only of the village amenities but also lovely sandy beaches, Y Nyth will provide new owners with a dream coastal property and all viewers are guaranteed to be utterly charmed.

- Beautiful fully renovated period property
- 3 Reception rooms & 5 bedrooms
- Beautifully presented
- Lanscaped gardens with woodland backdrop
- Views to front of the River Artro
- Contemporary breakfast kitchen
- Lovely summer house
- Garage and driveway parking
- Oil fired central heating
- Coastal village location



### Entrance Hall

With original front door and quarry tiled floor, door to lounge.

### Lounge

16'10" × 14'7" (5.14 × 4.46)

With large window to the front and feature port hole round window to the side, this lovely welcoming room has a log burner on slate hearth, picture rail and decorative ceiling rose. There is also a useful under stairs cupboard.

### Sitting Room

15'2" × 14'7" (4.64 × 4.46)

With dual aspect windows, decorative ceiling rose, picture rail and a beautiful Victorian style fireplace with coal effect electric fire.

### Dining Room

15'0" × 13'8" (4.59 × 4.19)

Lovely welcoming dining room adjacent to the kitchen with window overlooking the garden. There is a oil fired Rayburn inset in inglenook with tiled inserts, built in large Welsh dresser and engineered oak flooring.

### Breakfast Kitchen

15'0" × 9'4" (4.58 × 2.85)

Spacious and light this contemporary breakfast kitchen has French doors to the garden, vaulted ceiling with Velux windows and recessed spotlights, port hole round window and engineered oak flooring. There is a range of wall and base units with large Rangemaster double oven, induction hob and extractor over and two integrated fridges. There is space for a table and chairs in front of the French doors and garden view.

### Ground Floor WC

3'11" × 3'10" (1.2 × 1.17)

With quarry tiled floor and white suite comprising of low level WC and hand basin.

### Utility Rooms

There are two utility rooms adjacent to each other, both with quarry tiled floor. One has work top, sink and space and plumbing for a washing machine and tumble drier. The other has space for fridge and freezer and other household equipment.

### First Floor Landing

Stairs rise from the lounge to the first floor where there are 3 bedrooms and a family bathroom. A further set of stairs rise to the second floor landing and the two further bedrooms.

### Principal Bedroom

15'5" × 15'1" (4.72 × 4.62)

A lovely large double with window to the front looking towards the Rover Artro. Door to en-suite:

### Ensuite to Principal Bedroom

8'6" × 3'11" (2.6 × 1.2)

With wood effect laminate flooring and white suite comprising of low level WC, hand basin and shower cubicle.

### Bedroom 2

14'5" × 10'2" (4.4 × 3.1)

A further large king sized room with window to the front looking over the River Artro.

### Bedroom 3

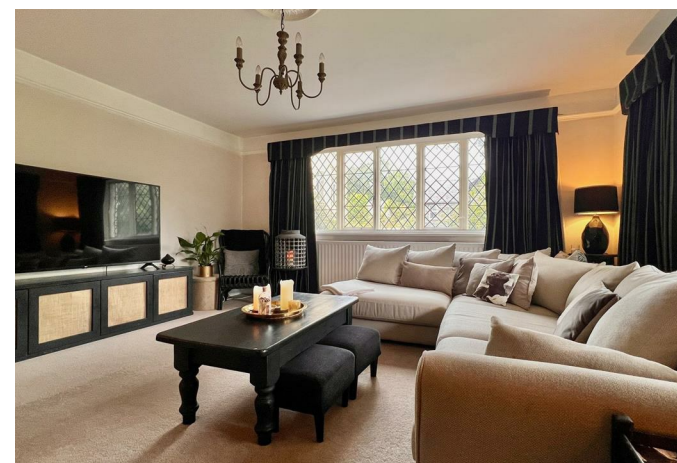
13'5" × 8'6" (4.1 × 2.6)

With lovely view over the garden and woodland to the rear and space for a king size bed.

### Bathroom

10'0" × 5'4" (3.05 × 1.64)

Very attractive with part wood panelled walls and white suite comprising of free standing bath, low level WC and hand basin on vanity unit. Benefitting from under floor heating, recessed spotlights and window to the side.





## Second Floor Landing

Steep wooden stairs lead to the second floor where there are two further bedrooms and under the eaves attic storage. Halfway up the stairs is a fire escape window.

## Bedroom 4

13'5" x 7'0" (4.1 x 2.14)

With vaulted roof (some restricted head room), port hole round window to the rear, Velux in the roof and exposed painted wooden floorboards. Currently used as a dressing room but with ample space for a double bed or ideal home office or hobby room. There are also two large storage spaces under the eaves on either side.

## Bedroom 5

With vaulted roof (some restricted head room), window to the front over looking the river Artro and over to the Snowdonia mountain ranges and Velux window in the roof. Exposed wooden floorboards and two large storage spaces under the eaves on either side.

## Summer House

15'10" x 7'7" (4.83 x 2.33)

In the garden is a lovely summer house (once an writing studio for a previous owner) of wood construction with slate roof and double glazed windows. This has electricity, broadband and is currently being insulated.

## Garage

At the top of the driveway with up and over door to the front and pedestrian door to the side.

## Exterior

The large garden is beautifully landscaped with Indian sandstone patio to the rear, lawns, mature trees and shrubs including an apple tree, vegetable patch and a backdrop of woodland. To the front there is a large driveway and lawn bordered by trees and shrubs.

## Additional Information

The property is connected to mains electricity, water and drainage. It has oil fired central heating. The majority of windows are mainly the original leaded panes and most have secondary double glazing.

## Llanbedr and its Surrounds

The popular coastal village of Llanbedr is situated on the western coastal fringe of the Snowdonia National Park and close to beautiful sandy beaches and is just minutes

walk from Y Nyth. The village is served by a convenience store, two public houses, a country house hotel and the village church. The local playing fields, Llanbedr CIW Primary School and the Cylch are just a few minutes walk away. Harlech with its World Heritage listed castle, famous beach and the renown Royal St David's links golf course is 2 miles north of the village. Further afield are the larger towns of Barmouth (7 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets. At least two of the major supermarkets operate a delivery service to the village. There is a local bus service, and a railway station 5 minutes walk away serves the Cambrian Coastline track and provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond. Behind the village of Llanbedr is the spectacular Rhinog mountain range that comprises countless hiking challenges for all abilities.



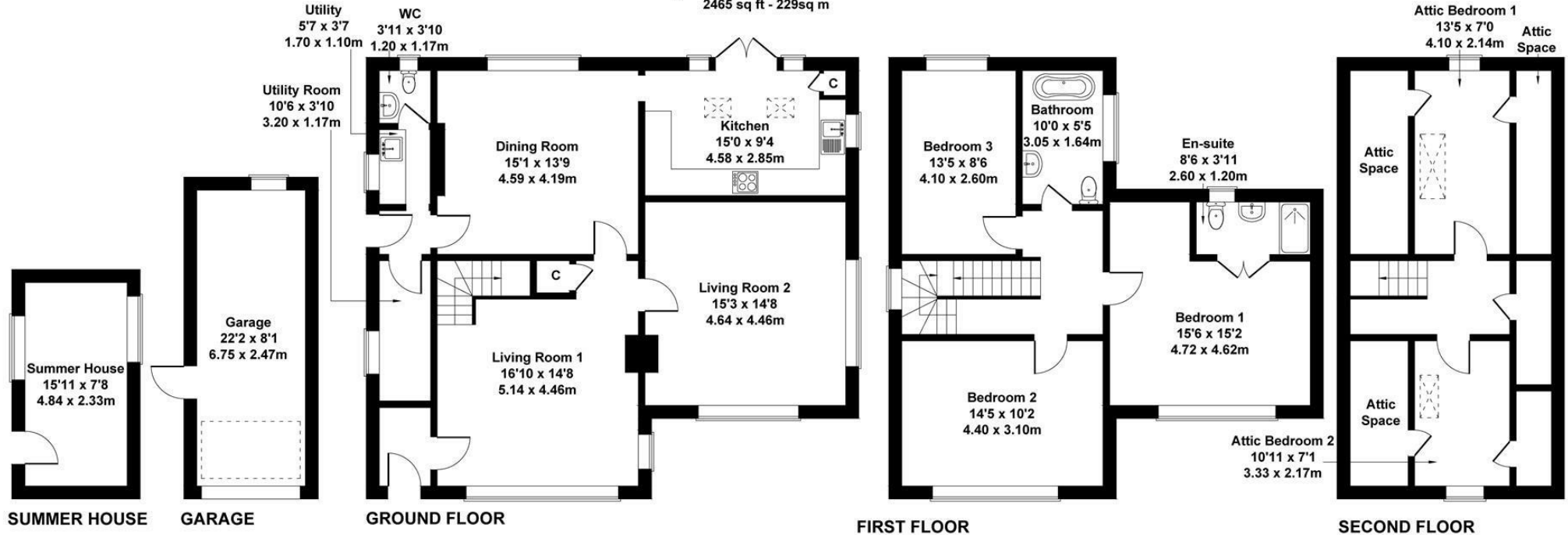






# Y Nyth

Approximate Gross Internal Area  
2465 sq ft - 229sq m



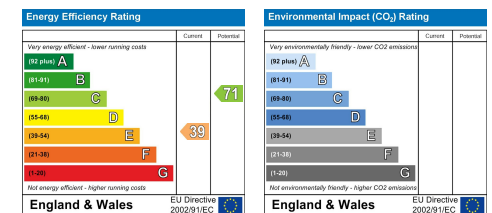
Not to Scale. Produced by The Plan Portal 2023  
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## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.









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