



Ty Bont

Llanbedr | LL45 2AA

£299,950

MONOPOLY[®]

BUY ■ SELL ■ RENT





Tŷ Bont

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Ty Bont boasts a pretty traditional stone cottage exterior whilst internally benefiting from the best of modern style and construction. With 5 years remaining on the LABC guarantee the property is extremely energy efficient with an EPC score of 84 and very low running costs. It is fully double glazed with underfloor heating to the ground floor and oil central heating throughout.

This light and airy town house is deceptively spacious and incredibly well designed with contemporary living in mind. It is finished to an extremely high standard with a modern open plan interior and immaculate presentation throughout.

Situated in the heart of the extremely sought after coastal village of Llanbedr and with a riverside location, it boasts not only river views but also a beautiful outlook to the Rhinog mountains to the rear.

With wonderful river and mountain walks, the village of Llanbedr is situated on the western coastal fringe of the Snowdonia National Park and close to beautiful sandy beaches. It 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 minutes walk away.

Having a lovely location on the edge of a courtyard setting within this small attractive development, Ty Bont boasts a luxury bespoke kitchen/diner with French doors opening to the patio garden, a family lounge, 3 bedrooms (one with en-suite), ground floor WC and utility plus generous allocated parking.

Keen walkers will delight in the river, mountain and beach walks from the doorstep and youngsters will enjoy the playground close by. Entertaining visiting friends and family is easy with the three local pubs in walking distance and the local shop is always well stocked.

This is the perfect opportunity to acquire an immaculate spacious energy efficient economical coastal property with the benefit of a large patio and courtyard, parking, contemporary decor and NO ONWARD CHAIN

- 3 bedroom newly constructed residence with traditional cottage style exterior
- Extremely ENERGY EFFICIENT EPC RATING of 84 with LOW RUNNING COSTS
- Proximity to excellent transport links and desirable village location
- Deceptively spacious and well designed accommodation
- Private parking, low maintenance gardens and river and mountain views
- Minutes walk to Llanbedr CIW Primary School and the Cylch
- Underfloor heating to ground floor
- En-suite to principal bedroom
- Stunning kitchen/diner
- Fully double glazed and centrally heated



Hallway

Light and bright with oak effect laminate flooring, useful under stairs storage cupboard, ground floor cloakroom/utility and doors off to lounge and kitchen/diner and stairs rise to the first floor.

Lounge

21'2" (max) x 10'9" (max) (6.46 (max) x 3.29 (max))
Lovely welcoming lounge with feature bay window to the front looking out over the River Artro, the historic pretty stone bridge and to the village beyond. French doors allow the room to be open plan to the kitchen/diner if desired.

Kitchen/Diner

18'0" x 9'11" (5.49 x 3.04)
A superb contemporary and spacious kitchen/diner with stunning views to the Rhinog mountains and French doors opening to the patio rear garden. The kitchen is well equipped with a range of wall and base units and SIEMENS appliances including integrated dishwasher, larder style fridge freezer, microwave, double oven with extractor over and ceramic hob. There are extensive solid marble work surfaces and ample room for a large dining table and chairs. Glazed French doors lead to the lounge.

Cloakroom/Utility

With oak effect laminate flooring and part tiled walls having a white suite comprising of low level WC and hand basin in vanity unit. There is also space and plumbing for a washer/drier.

Principal Bedroom

11'1" x 11'1" (3.38 x 3.4)
With lovely views over the River Artro and the village, and over to the Llyn peninsula beyond. This is a generous double bedroom with recessed lighting and door to en-suite.

En-Suite Principal Bedroom

A contemporary en-suite with low level WC, shower cubicle with waterfall shower and separate detachable hose and wash basin in vanity unit. Fully tiled walls, recessed spotlights and gesture controlled mirror.

Bedroom 2

9'11" x 9'4" (3.04 x 2.87)
A light and airy double room with window to the rear with beautiful views over the Rhinog mountains, River Artro and open fields.

Bedroom 3

9'4" x 8'5" (2.87 x 2.58)
A third double room with beautiful views to the rear over the Rhinog mountains, River Artro and open fields.

Family Bathroom

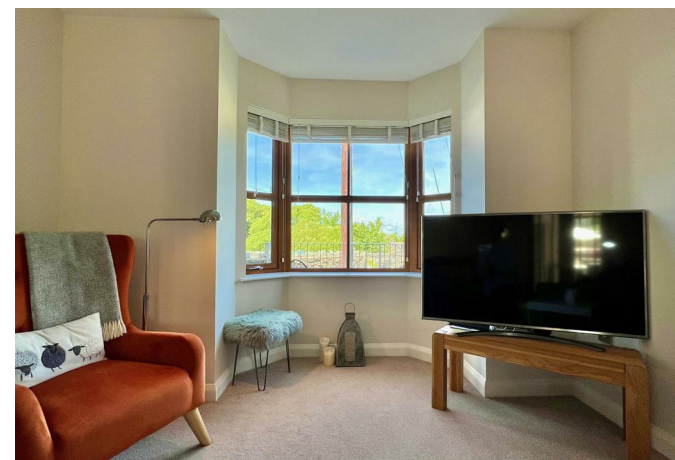
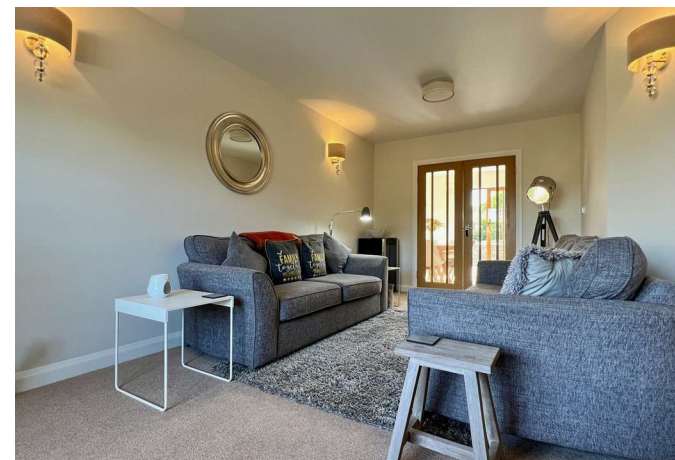
Fully tiled floor and walls and white suite comprising of low level WC, hand basin in vanity unit, and P shaped bath with waterfall shower. Benefitting from heated towel rail, recessed spotlights and gesture controlled mirror.

Exterior

To the front there is a large block paved courtyard bound by stone walling with pretty views over the River Artro and bridge and across the village. To the rear there is are two dedicated parking spaces (additional visitors spaces are available in the courtyard) and a low maintenance patio gardens bound by fencing and stone walls with views extending across the fields and to the Rhinog mountains.

Additional Information

The property is Freehold and Council Tax Band C. It benefits from full double glazing, oil central heating





and underfloor heating to the ground floor. it is extremely energy efficient with an EPC rating of 84. There are 5 years remaining on the LABC guarantee. The development also includes visitor parking spaces.

Llanbedr and its Surrounds

The property benefits from wonderful river and mountain walks right from the doorstep and is located in the popular coastal village of Llanbedr situated on the western coastal fringe of the Snowdonia National Park and close to beautiful sandy beaches. 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.

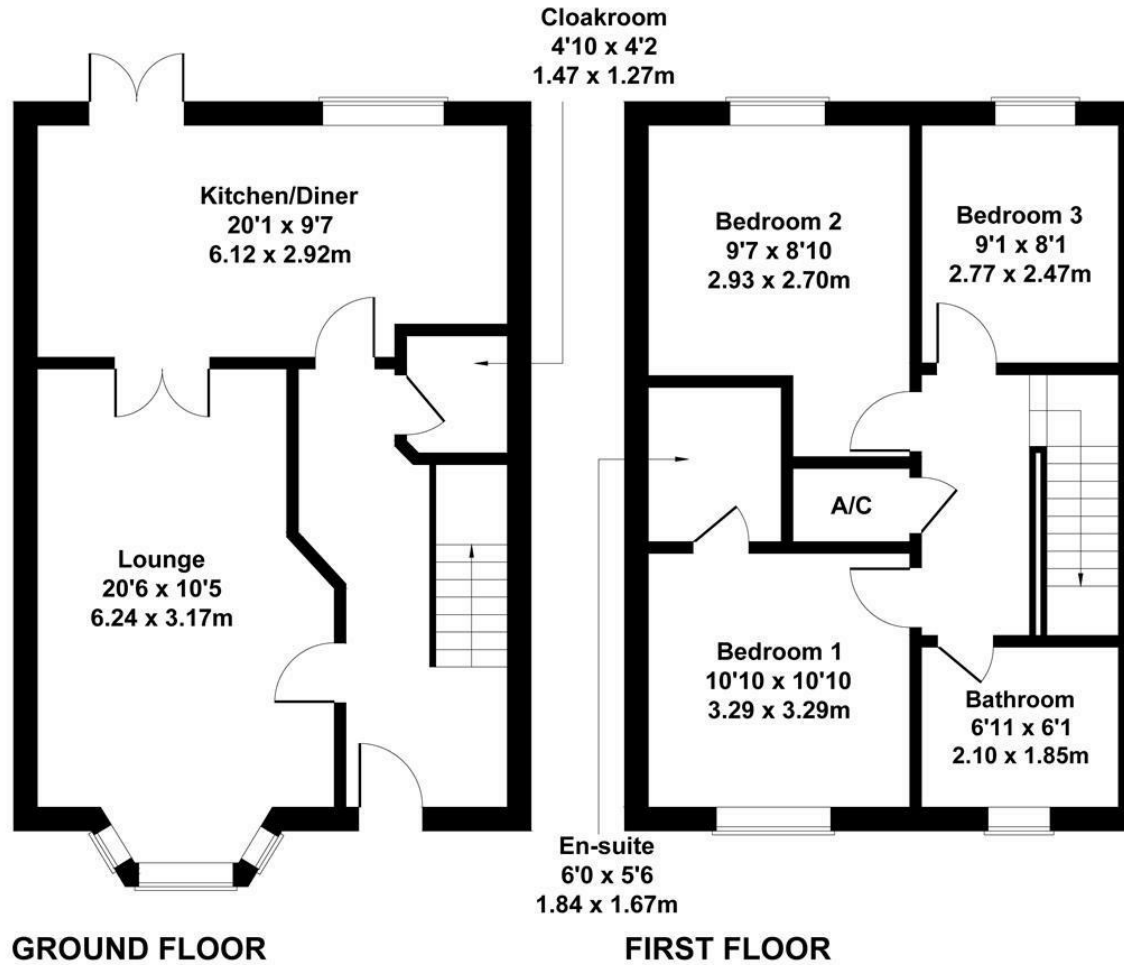






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Approximate Gross Internal Area
1109 sq ft - 103 sq m

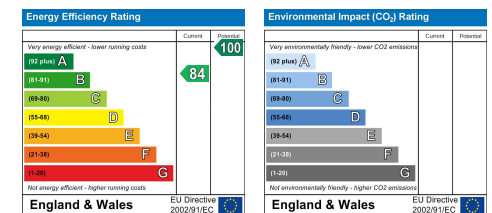


Not to Scale. Produced by The Plan Portal 2022
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MONEY LAUNDERING REGULATIONS 2003

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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