



et in 3.15 acres with
credible views

Bryn Heulog

Llanbedr | LL45 2LS

£379,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Llanbedr | LL45 2LS

A deceptively spacious detached bungalow with spectacular sea, estuary and rural views complete with 2 fields totalling 3.15 acres. Rarely does a property such as Bryn Heulog come to market, it is quietly located on the edge of the sought after coastal village of Llanbedr and offers sizeable, flexible accommodation with a lovely garden and 2 fields adjacent.

The property benefits from 2 reception rooms, kitchen and utility, plus 3 bedrooms (one with en-suite) and a family bathroom.

Presenting a wealth of opportunity for new owners, the property is undoubtedly in need of some modernisation and upgrading but has been extremely well maintained as a much loved home and is ready and waiting for new owners to put their own stamp on and create a wonderful coastal and rural home within walking distance of the village amenities.

The property is understood to be of non standard construction (PRC, pre fabricated reinforced concrete, with later extensions), it benefits from double glazing and full central heating. Large windows to the front take full advantage of the expansive sea views and wonderful sunsets this section of coastline is famous for. For plane enthusiasts the runway of the private Llanbedr airfield is in sight.

There is plentiful driveway parking to the front, plus a raised patio to enjoy the coastal views. To the rear is a lovely garden with mature trees, shrubs and flowers backing on to the vendor's field and with a gate leading into this. The fields are adjacent to the house and are suitable for a number of purposes including grazing. There is easy access to a myriad of footpaths and keen walkers will be in their element.

- Detached bungalow with expansive sea and estuary views
- Includes 2 adjacent fields totalling 3.15 acres
- Quiet location on edge of sought after coastal village
- Expansive sea and rural views across Cardigan Bay
- Plentiful parking for several cars
- Well maintained but upgrading required
- Lovely gardens backing on to owner's field
- Fully double glazed and centrally heated
- Non standard construction believed to be PRC (pre fabricated reinforced concrete with later extensions))
- Deceptively spacious accommodation, 3 bedrooms (one with en-suite) and 2 reception rooms



Entrance Hallway

4'7" x 3'7" (1.4 x 1.1)

The front door opens to the entrance hall with archway to dining room and door to the lounge. The hallway continues to the accommodation at rear of the house.

Lounge

15'3" x 13'11" (4.65 x 4.25)

Light and bright with expansive coastal, sand dune and rural views from the large window to the front and window and patio door to the side. There is an electric fire in feature fireplace with wooden surround on marble heath and patio doors lead out to a patio.

Reception 2/Dining Room

16'7" x 12'3" (5.08 x 3.75)

A large dining room full of light and lovely sea and estuary views from the large window to the front.

Breakfast Kitchen

14'6" x 9'7" (4.42 x 2.93)

Very well equipped with a generous range of wall and base units, integrated fridge, free standing cooker with extractor in large tiled recess and built in wine rack. There is a large window to the rear with a lovely view over the garden and to the field beyond and window to the side with sea view. A door leads to the utility.

Utility

13'0" x 7'1" (3.98 x 2.16)

With a range of base units and counter and sink over. Vinyl flooring and door to garden.

Bedroom 1

13'3" x 12'1" (4.06 x 3.7)

Spacious and light with lovely garden and field views from the window to the rear. There is a range of fitted bedroom furniture including wardrobes,

drawer and bedside units. A door leads to the en-suite.

En-Suite Bedroom 1

7'2" x 5'10" (2.19 x 1.8)

With white suite comprising of low level WC, hand basin and shower. There are fully tiled walls, built in cupboards and drawers with counter over.

Bedroom 2

10'1" x 7'10" (3.08 x 2.4)

A further large double with lovely sea views, built in wardrobes and bedside tables and an alcove with further cupboards.

Bedroom 3

10'7" x 9'7" (3.23 x 2.93)

To the rear, this double also benefits from a range of built in cupboards and bedside units. There is a sink in vanity unit and a window looks into the utility.

Bathroom

6'8" x 4'7" (2.04 x 1.4)

With white suite comprising of low level WC, hand basin and bath. There are tiled walls, storage cupboards and a counter.

Exterior

The gardens extend to three sides. To the front there is a raised patio with stone walled boundary and expansive views, a drive with plentiful parking and a greenhouse. To the side is a further large patio and lawn accessed from the lounge patio doors. This patio also has lovely coastal and rural views over the owners's field adjacent. To the rear is a lovely lawned garden with mature trees, shrubs and flower beds, plus a summer house and gated access the the owner's field behind.

Fields

The property owns two fields, adjacent and behind,





please see title plan attached. There is a public right of way across the field.

Additional Information

The property is connected to mains electricity and water. It benefits from oil fired central heating and is double glazed. We are advised that the property is of non-standard construction. It is thought to be PRC (pre fabricated reinforced concrete with later extensions).

Llanbedr and its Surrounds

The property benefits from wonderful river and mountain walks right from the doorstep and is located on the edge of 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 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.

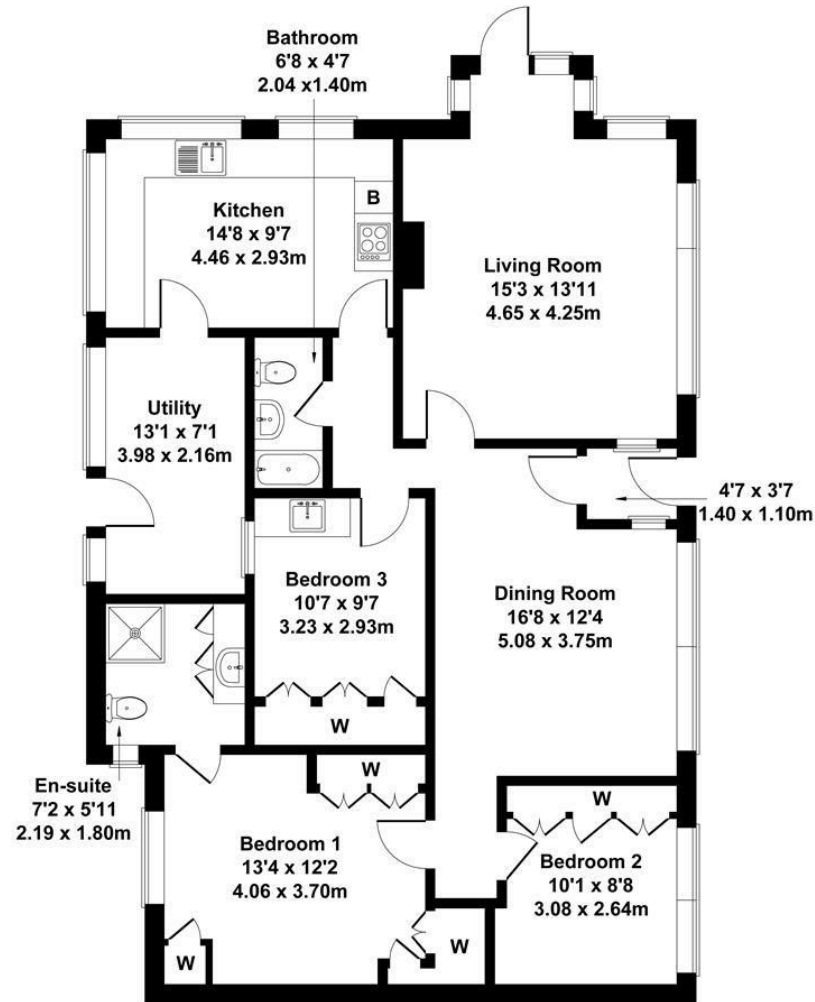






Bryn Heulog

Approximate Gross Internal Area
1227 sq ft - 114 sq m



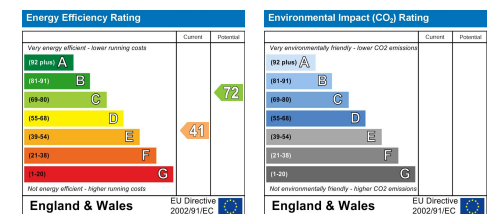
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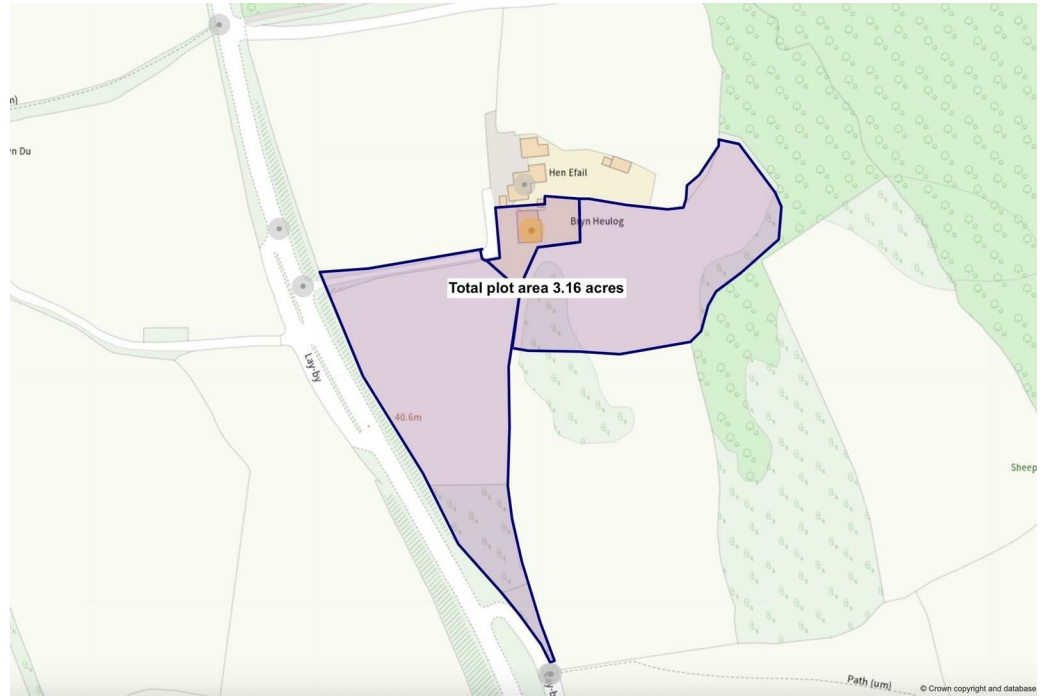
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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