



30

Talsamau || LL47 6TY

£117,500

MONOPOLY

BUY ■ SELL ■ RENT



30

Talsamau || LL47 6TY

An opportunity to purchase a beautifully presented two bedroom character cottage in a sought after village location.

This characterful and quirky cottage has been sympathetically and fully modernised whilst retaining all of its traditional charm and comprises of an attractive welcoming lounge with cosy fire place and open fire, a modern and well equipped kitchen, two bedrooms and a contemporary first floor bathroom.

The cottage benefits from a private, low maintenance raised patio garden with rural and roof top views in addition to a further useful external area.

It is fully double glazed through out and is immaculately presented and is being sold with the benefit of NO ONWARD CHAIN.

On road parking is available outside the property and there is also a free community carpark in the village just a couple of minutes walk away as is the local village pub and children's playground.

Perfect as a new home, coastal get away or investment and ready to move into and enjoy.

- Characterful fully modernised 2 bedroom cottage
- Contemporary kitchen and bathroom
- Cosy open fireplace in lounge
- Superb raised patio garden to the rear
- Fully double glazed and beautifully presented
- Sought after village location
- On road parking possible outside and community carpark minutes walk away
- NO ONWARD CHAIN
- Council Tax Band A



Entrance Porch

3'1" x 4'8" (0.94 x 1.43)

Slate steps lead up to the front door opening into the entrance porch with original quarry tiled floor, useful coat hanging space and attractive part glazed wooden door to lounge.

Lounge

11'8" x 12'8" (3.58 x 3.87)

An attractive cosy welcoming lounge with working open fireplace with back boiler, wood mantle and surround and slate hearth and tiles. Built in cupboard, decorative ceiling rose, window to the front and wood effect laminate flooring

Kitchen

11'8" x 11'6" (3.58 x 3.51)

A well equipped contemporary kitchen with a generous range of base and wall units, tiled splash backs and attractive vinyl flooring. Space for oven with extractor over, space and plumbing for washing machine, space for fridge freezer and drier, stainless steel sink and window to the side. The kitchen door leads to an outside area which is bounded by rock face and provides a useful and secure external storage space and has an outside tap. A set of stairs lead up to;

First Floor Landing

With lockable storage cupboard housing new hot water tank.

Bedroom 1

11'10" x 9'5" (3.63 x 2.88)

A good sized double bedroom with wood effect laminate flooring and window to front with deep sill and rural outlook across village properties to fields and trees beyond.

Bedroom 2

7'10" x 7'5" (2.41 x 2.28)

With window to side and part glazed door leading out to the external seating area.

Bathroom

4'9" x 7'5" (1.46 x 2.28)

An attractive contemporary bathroom with white suite comprising of bath with Aqualisa shower over, WC and hand basin set in vanity unit. Window to the back and loft access.

External

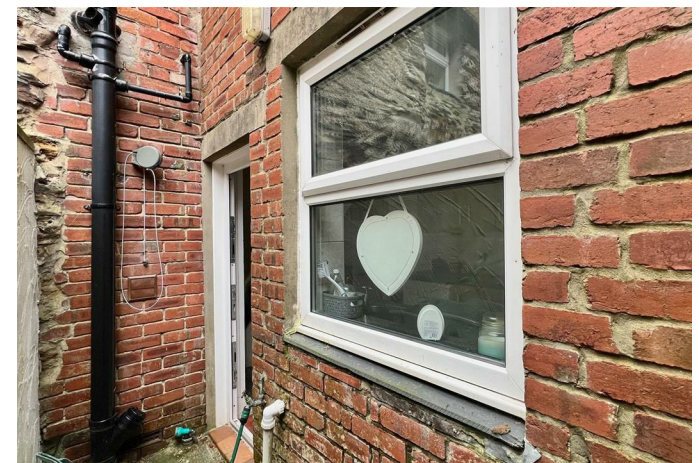
The house is approached by slate steps and there is a small slate terrace area to the front. At the rear of the house there is a superb sunny and private raised paved patio seating area bounded by fencing and accessed via steps up leading up from the second bedroom. The patio has an attractive look out over the roofs at the front and trees at the rear. In addition there is a further very useful external area outside the kitchen door with an outside tap. There is on road parking available outside the property and a community carpark just minutes walk away.

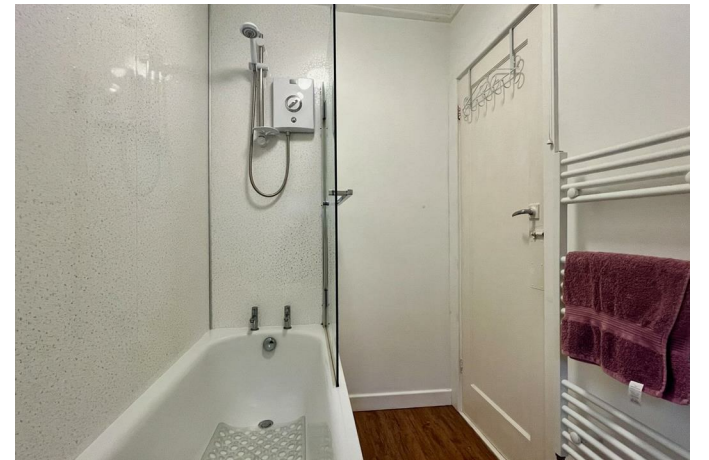
Additional Information

The cottage is fully double glazed, electric storage heaters provide the heating along with the open fire and there is mains water and drainage. On road parking is possible in front of the house.

Talsarnau and its Surrounds

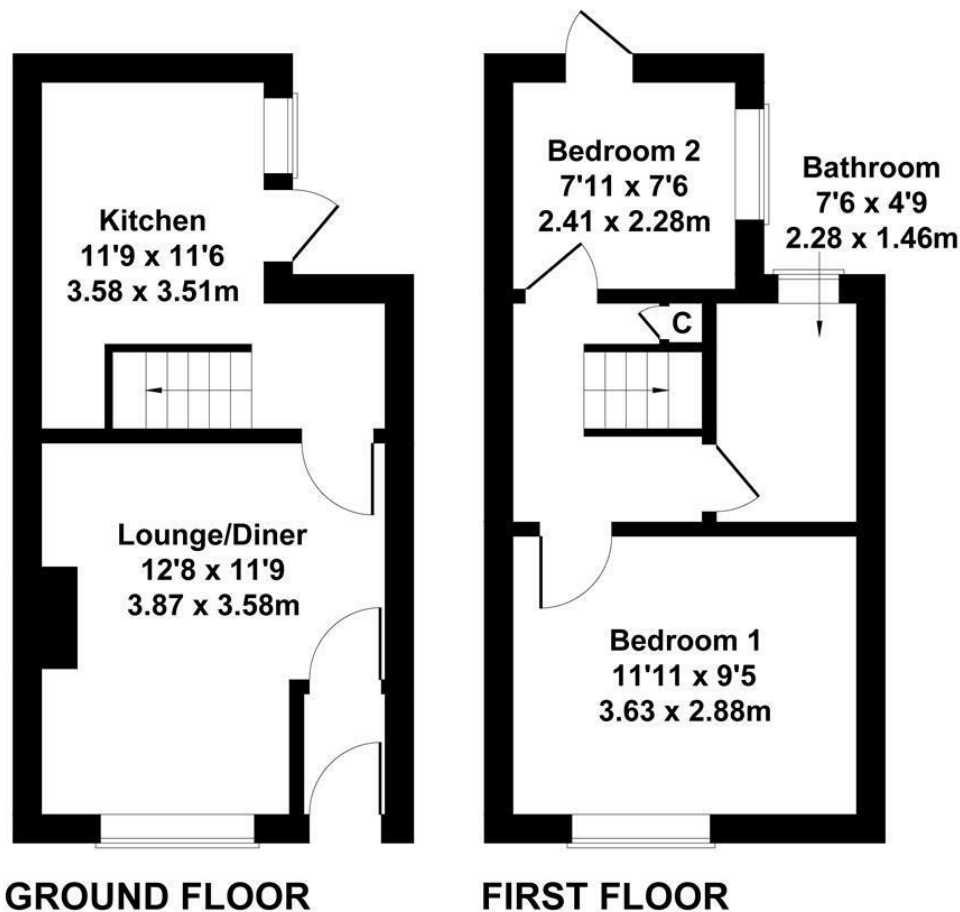
No 30 is located in the village of Talsarnau within the Snowdonia National Park and home to the popular 'Ship Aground' public house and a primary school. It is situated on the A496 coastal road between Porthmadog and Harlech, close to the hamlets of Eisingrug and Llandecwyn. It is just 1.5 miles from the beautiful Afon Glaslyn estuary and only three miles from the historic castle town of Harlech and close to Porthmadog and all its facilities. Fantastic walking is on the doorstep with the Welsh Coastal Path passing close by, but for the more adventurous it is in close proximity to Blaenau Ffestiniog where you can enjoy all the activities at Llechwedd slate caverns, Zip World Titan (the largest zip zone in Europe), Zip World Caverns and Bounce Below (deep mine zip wires and the largest underground system of trampolines in the world!). For something a little less energetic, the well-known Ffestiniog narrow gauge steam railway is close by and the peaceful and tranquil beach at Harlech, just 3 miles away is one of the best in North Wales and you can often walk for miles along it without meeting a soul.





30 High Street

Approximate Gross Internal Area
527 sq ft - 49 sq m

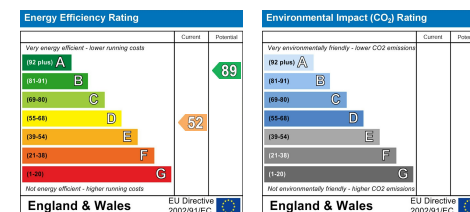


Not to scale for illustrative purposes only

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.





1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT