



**Bryn Awel**

Talsamau || LL47 6UH

**£375,000**

**MONOPOLY**<sup>®</sup>

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# Bryn Awel

Talsamau || LL47 6UH

A perfect opportunity to purchase an extremely attractive detached 6 bedroom Victorian property with expansive views across the estuary over to Portmeirion, Cardigan Bay and the Snowdonia mountain ranges. The house is located on a slightly elevated plot in the popular coastal village of Talsamau.

An exciting renovation and modernisation project, and priced accordingly, the spacious accommodation is set over 3 floors and comprises of 3 reception rooms, kitchen and utility, 6 bedrooms, 3 WC and 2 bathrooms and home office. There are gardens to front and rear, parking and a detached garage.

Victorian period features are in abundance including handsome fireplaces, bay windows, Minton style tiling, high ceilings, picture rails and coving plus the original staircase. New uPVC windows have been installed to the front rooms and there is oil fired central heating to the ground and first floors.

- Detached Victorian property with expansive estuary, Portmeirion, sea and mountain views
- 6 bedrooms, 3 reception rooms, plus study/home office, set over 3 floors
- Original period features throughout including Victorian Fireplaces, high ceilings, Minton tiling
- Elevated position in coastal village location
- Gardens to front and rear, parking and detached garage
- New uPVC windows installed to the front
- Renovation project
- Oil fired central heating to ground and first floors
- Spacious, beautifully proportioned rooms





### Entrance Porch

An attractive Victorian style slated canopy and iron pillars leads to a solid wooden door opening to an entrance porch with original Victorian Minton style floor tiles and door to inner hallway.

### Hallway

Attractive period hallway with high ceiling, Minton style tiled floor and original period staircase rising to the first floor.

### Lounge

15'9" x 12'3" (4.82 x 3.75)

Full of character with Victorian fireplace with tiled and marble surround, large double glazed bay window to the front with views over the coast and high ceiling and picture rails.

### Dining Room

17'7" x 11'9" (5.38 x 3.60)

A second reception room with lovely views from the double glazed bay window to the front and attractive open fireplace with slate hearth and surround.

### Sitting Room

11'1" x 11'5" (3.40 x 3.49)

To the rear of the property with open fire on slate hearth and wooden mantle. There are built in alcove cupboards and a window to the rear.

### Kitchen

12'0" x 9'6" (3.67 x 2.9)

To the rear with a range of wall and base units, space and plumbing for washing machine or dishwasher and Rangemaster oven. This characterful room has an old range fireplace, quarry tiled floor and window to the rear.

### Utility Room

8'6" x 5'2" (2.60 x 1.58)

With quarry tiled floor and floor mounted boiler. There is a base unit and wall shelving.

### Ground Floor WC

With low level WC, hand basin and quarry tiled floor.

### First Floor

On this floor there are 4 bedrooms and two bathrooms

### Bedroom 1

11'9" x 15'5" (3.6 x 4.71)

A large double bedroom with double glazed window to the front having beautiful views.

### Bedroom 2

11'5" x 17'3" (3.50 x 5.27)

A further double bedroom with double glazed window to the front having beautiful views.

### Bedroom 3

12'4" x 11'9" (3.77 x 3.59)

A large double to the rear with rural views of fields and trees, picture rail and built in cupboards including airing cupboard with hot water cylinder.

### Bedroom 4

9'11" x 12'0" (3.04 x 3.67)

A double to the rear with rural views of fields and trees.

### Box Room

6'11" x 7'8" (2.11 x 2.35)

With window to the front, perfect for a home office/hobby room.

### First Floor Bathroom

With coloured suite comprising of corner bath and hand basin with tiled splash back and wood effect laminate flooring.









### First Floor Shower Room

Having shower cubicle, vinyl flooring and window to the side

### First Floor WC

Low level WC and window.

### Second Floor

To this floor there are two bedrooms and a large landing with seating area and a double glazed picture window with views over to Portmeirion, Dwyryd Estuary and the mountain ranges.

### Bedroom 5

12'4" x 17'4" (3.78 x 5.29)

A large room with vaulted roof providing high ceiling with some restricted head room, double glazed window to the side and door to eaves storage. With night storage heater.

### Bedroom 6

12'1" x 17'1" (3.70 x 5.23)

A further large room with vaulted roof providing high ceiling with some restricted head room, single glazed window to the side and night storage heater.

### External

A driveway to the front provides parking and leads to the detached garage to the side with double wooden doors, windows to the side and an asbestos roof. There are gardens to front and rear, with a sunny aspect and a back drop of fields and trees.

To the front is a paved patio and lawns with expansive estuary views. The lawn is bound by hedging and there are camelias, holly bushes and hydrangeas.

Steps to the side lead to a raised rear garden laid mainly to lawn with further beautiful views well placed for spectacular sunsets and backing on to fields.

There is also a small concrete yard with slate walling to the rear with 2 useful outbuildings.

### Additional Information

The property is connected to mains electricity, water and drainage. The majority of the rooms facing the front have been recently double glazed and the rooms to the rear are mostly single glazed.

There is oil fired central heating to the ground and first floor and storage heaters to the second.

### Talsarnau and its Surrounds

Bryn Awel 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 also has a community playground and carpark. 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.



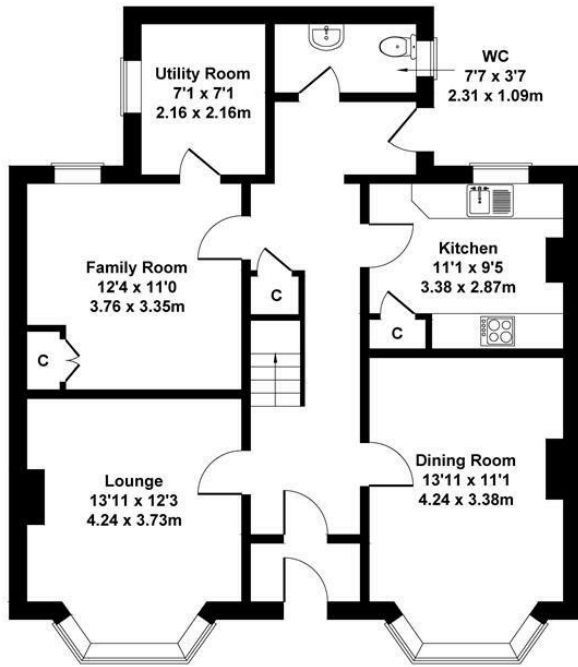




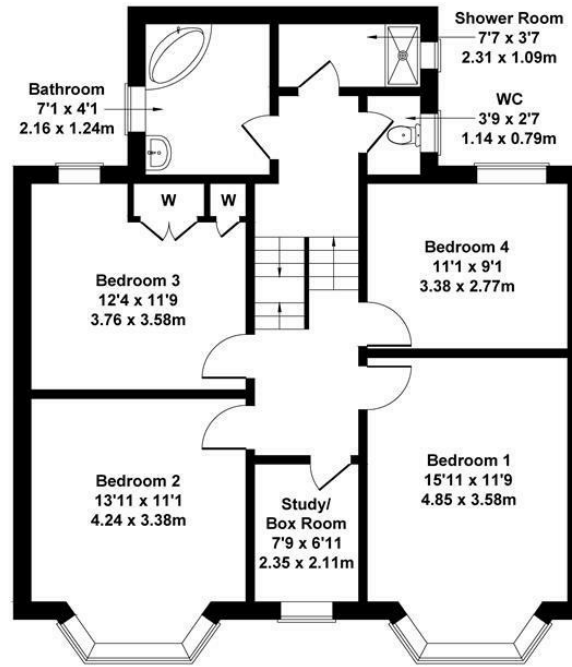


## Bryn Awel

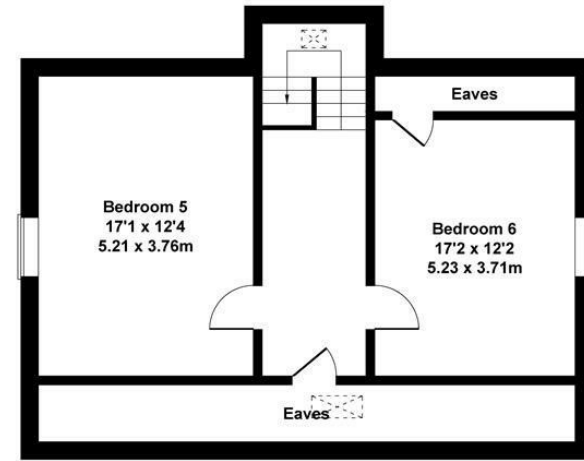
Approximate Gross Internal Area  
2439 sq ft - 227 sq m



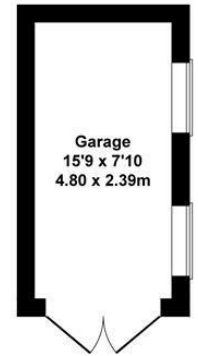
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE

Not to Scale. Produced by The Plan Portal 2024  
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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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Maximum
(92-95) A			(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(14-20) G		
(14-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	











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