



2 Maes Y Llan

Llanbedr | LL45 2HL

£245,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

2 Maes Y Llan

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A very attractive 2-bedroom stone-faced, mid-terraced house located in the heart of Llanbedr and boasting a sunny garden that backs onto fields plus private parking.

This well-maintained home has plenty of desirable features; it is fully double-glazed and benefits from oil-fired central heating, ensuring a warm and cosy atmosphere throughout.

The ground floor of the property includes a kitchen/diner equipped with integrated appliances and a Rangemaster stove, a bright and airy lounge with French doors to the garden with an open rural aspect, a utility room, study space and a convenient ground floor WC providing practicality and functionality.

Upstairs is a contemporary bathroom with both corner bath and shower cubicle and two generous double bedrooms. The principal bedroom has lovely views over fields to the River Arthro. The second bedroom benefits from a built in wardrobe.

2 Maes y Llan 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.

- 2 bedroom stone faced town house with garden and parking
- Sunny low maintenance garden backing on to fields
- Coastal village location, walking distance of all amenities
- Private parking
- 2 Double bedrooms
- Kitchen/diner plus utility
- Study area
- Fully double glazed with oil fired central heating
- Ground floor WC and first floor bathroom
- Spacious lounge with French doors to garden



Entrance Hallway

With engineered oak flooring and semi open to the kitchen with stairs rising to the first floor.

Kitchen/Diner

14'9" x 11'9" (4.5 x 3.6)

Spacious and bright with a range of wall and base units with counter over as well as space for dining table and chairs. With engineered oak flooring and window to the front, there is a large 5 ring Rangemaster cooker with extractor over, built in dishwasher and built in fridge freezer.

WC and Utility Room

7'2" x 5'6" (2.2 x 1.7)

Incredibly useful area with low level WC, hand basin and heated towel rail. In addition there is space and plumbing for a washing machine with counter over, space for a tumble drier, and shelving and storage for household items. Also housing the Worcester boiler.

Inner Hall and Study Area

Between the kitchen and lounge is a carpeted hallway with space for a small desk and chair making an ideal study area. There is also a large under stairs cupboard for coats, shoes and household items.

Lounge

14'9" x 11'1" (4.5 x 3.4)

Bright and airy with a wonderful aspect to the rear over fields. Flooded with light from the window and French doors which open out to the garden.

Bedroom 1

14'9" x 11'1" (4.5 x 3.4)

With dual windows providing very attractive open views over the fields behind and across to woodland and the River Arto.

Bedroom 2

14'9" x 8'10" (4.5 x 2.7)

A further double with dual windows to the front and built in wardrobe.

Bathroom

7'6" x 5'8" (2.3 x 1.75)

Well appointed with white suite comprising of low level WC, hand basin, corner bath and separate shower cubicle. Fully tiled floor and walls, recessed spotlights and heated towel rail.

Airing Cuboard

On the first floor landing with shelving and radiator.

Parking

There is designated parking for at least one car.

Exterior

The property is set back with a large herringbone patio to the front leading to a part covered veranda with slate roof and is bound by low stone walling and a gate. To the rear is a low maintenance courtyard garden with herringbone patio and picket fence. The garden is private with a very sunny aspect and a wonderful open view over the fields behind. There is a remote control awning perfect for shade on summer days and plenty of room back and front for storage units.

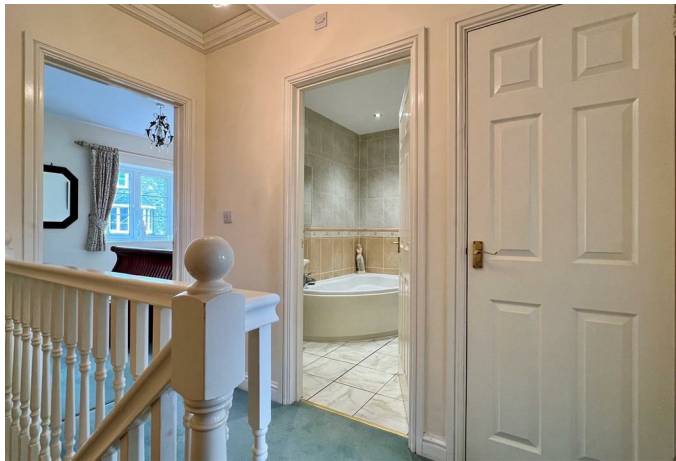
Additional Information

The property is connected to mains electricity, water and drainage. it is fully double glazed and benefits from oil fired central heating.

Llanbedr and its Surrounds

2 Maes Y Llan 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





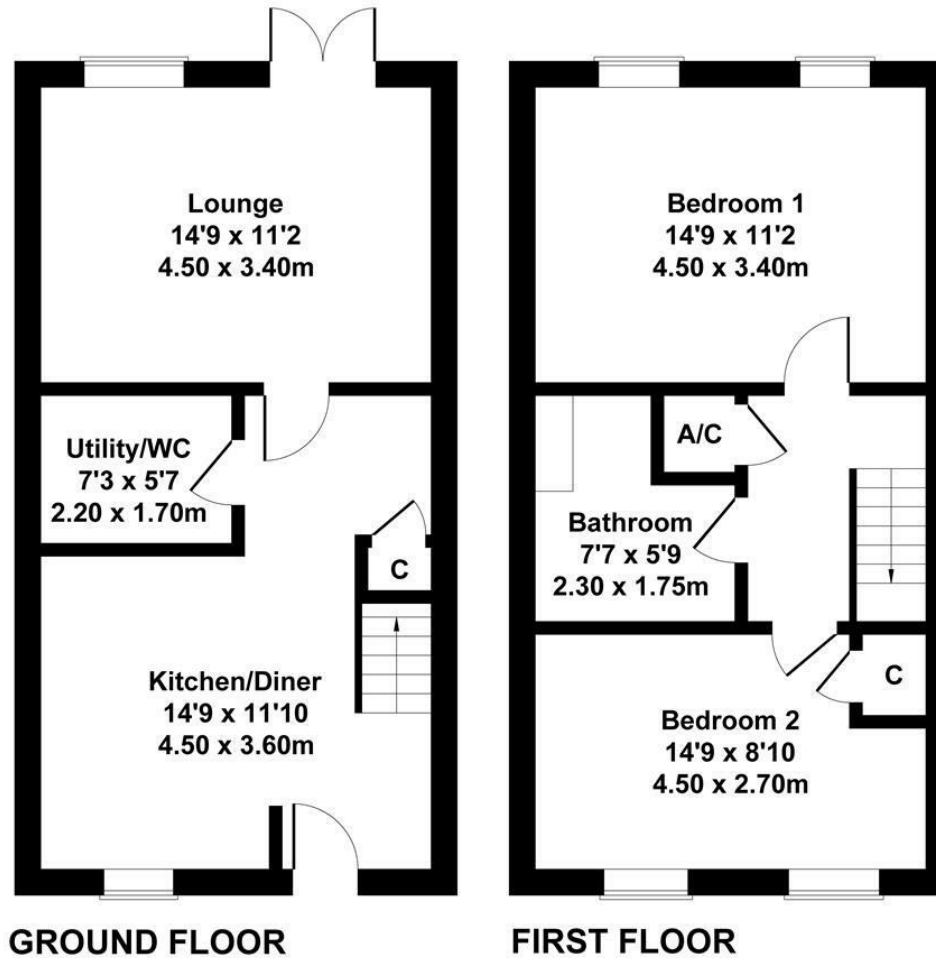
store, two public houses, a country house hotel and the village church. The local playing fields, Llanbedr CIW Primary School and the Cylch are just a few minutes walk away. Harlech with its World Heritage listed castle, famous beach and the renown Royal St David's links golf course is 2 miles north 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
871 sq ft - 81 sq m

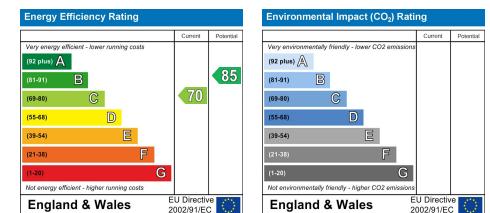


Not drawn to scale, for illustrative purposes only

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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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