



Llwyn Onn

Llanbedr | LL45 2HL

£189,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

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This beautifully presented detached house boasts 3 bedrooms, with one conveniently located on the ground floor; It also benefits from two bath/shower rooms, one also on the ground floor; provide practicality and convenience for everyday living and for those of all mobilities.

There is an open plan lounge/kitchen/diner creating a contemporary and light-filled space that is perfect for both relaxing and entertaining. The property has been refurbished to a high standard, offering a modern and stylish living environment. Upstairs there are two further bedrooms and an additional bathroom plus a smaller room perfect for a home office/hobby room.

Outside, the low maintenance sunny patio GARDENS at the front and back of the property provide a lovely outdoor space to enjoy the fresh air and are a blank canvas for gardeners and being totally enclosed ideal for children and pets. There is also the added bonus of a PARKING SPACE.

This house is not only a wonderful place to call home but also presents a great investment opportunity. Currently a successful holiday rental, making it a lucrative option for those looking to generate additional income.

Don't miss out on the chance to own this delightful property in Llanbedr. With NO ONWARD CHAIN, this could be your perfect new home or investment venture. Contact us today to arrange a viewing and start envisioning the possibilities that this property has to offer.

- Charming spacious 3 bedroom detached property in Llanbedr
- Enclosed low maintenance gardens and parking
- Non standard construction CASH ONLY PURCHASE
- Ground floor bedroom and shower room plus first floor 2 bedrooms and bathroom
- Open plan contemporary lounge/kitchen/diner with exposed beam and vaulted ceiling
- Beautifully presented and flooded with light
- Currently operating as successful holiday rental
- NO ONWARD CHAIN
- Large external store room
- Ideal base in walking distance of coastal village amenities pub, shop, beach, river and woodland.



Entrance Hall

A door from the front courtyard opens to the long entrance hall with wood effect laminate flooring, door to ground floor bedroom, door to lounge/kitchen/diner and access to the large cloakroom/storage area.

Lounge/Diner

16'0" x 15'8" (4.9 x 4.8)

Spacious bright and light with patio doors out to the rear garden, a natural dining area with room for large dining table and chairs and comfy seating area in front of the patio doors to the rear garden. A very welcoming space open plan to the kitchen with wood effect laminate flooring throughout and feature wooden beam.

Kitchen

13'1" x 8'10" (4 x 2.7)

Well equipped with range of contemporary wall and base units. Flooded with light and having vaulted ceiling, exposed beam and roof light and side window. There is a built in oven and hob with extractor over, integrated fridge, freezer and washing machine. Door to shower room.

Ground Floor Shower Room

Having white suite comprising of large walk in shower, hand basin in vanity unit and low level WC. With attractive tile effect vinyl flooring, recessed spotlights and obscure window to the side.

Cloakroom and Storage

A long useful room off the hallway which is ideal for hanging coats, storing boots, shoes and household equipment.

Principal Bedroom

12'1" x 11'9" (3.7 x 3.6)

A spacious double on the ground floor with the

benefit of patio doors opening to the large patio in front. With wood effect laminate flooring and a feature fireplace with open chimney (not tested).

Bedroom 2

15'1" x 12'5" (4.6 x 3.8)

On the first floor, this large double has a window to the front open aspect over the village houses to fields beyond plus roof light window. Some restricted headroom.

Bedroom 3

Also on the first floor, with window to the rear plus roof light window. Some restricted headroom and cupboard housing water cylinder.

Home Office/Hobby Room

9'6" x 6'2" (2.9 x 1.9)

A smaller room which could be perfect for a small single, hobby room or storage. With some restricted headroom and roof light window.

First Floor Bathroom

9'6" x 6'3" (2.9 x 1.91)

With white suite comprising of low level WC, hand basin in vanity and wood panelled bath with central taps. Two roof light windows provide lots of natural light and there is attractive tile effect vinyl flooring, tiled splash backs and restricted head room.

External Store

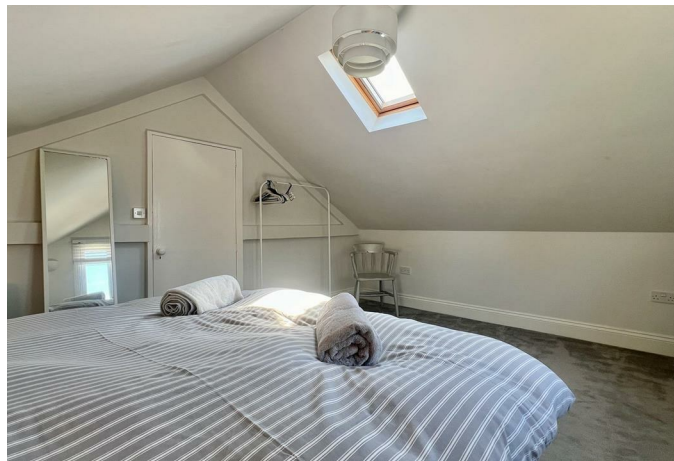
9'2" x 7'6" (2.8 x 2.3)

This useful room is accessed from the front garden and is ideal for outdoor equipment etc. It has a tiled floor and power and lighting plus window to the side and vaulted high ceiling.

Gardens

The house benefits from enclosed low maintenance gardens to both back and front accessed internally via patio doors. To the front is a large garden laid to





sandstone patio with gravel and a path to the front door. The garden is totally self enclosed with stone walling and gate and has a very sunny aspect.

To the rear, a few steps from the lounge patio door lead to a further sandstone patio enclosed by stone walling and picket fence with gate to the parking area.

Private Parking

There is private parking for one vehicle at the rear of the property.

Additional Information

The property is connected to mains electricity, water and drainage. Heating is via storage heaters.

The property is on non standard construction being a combination of brick timber render & slate and as such is most probably a CASH purchase only.

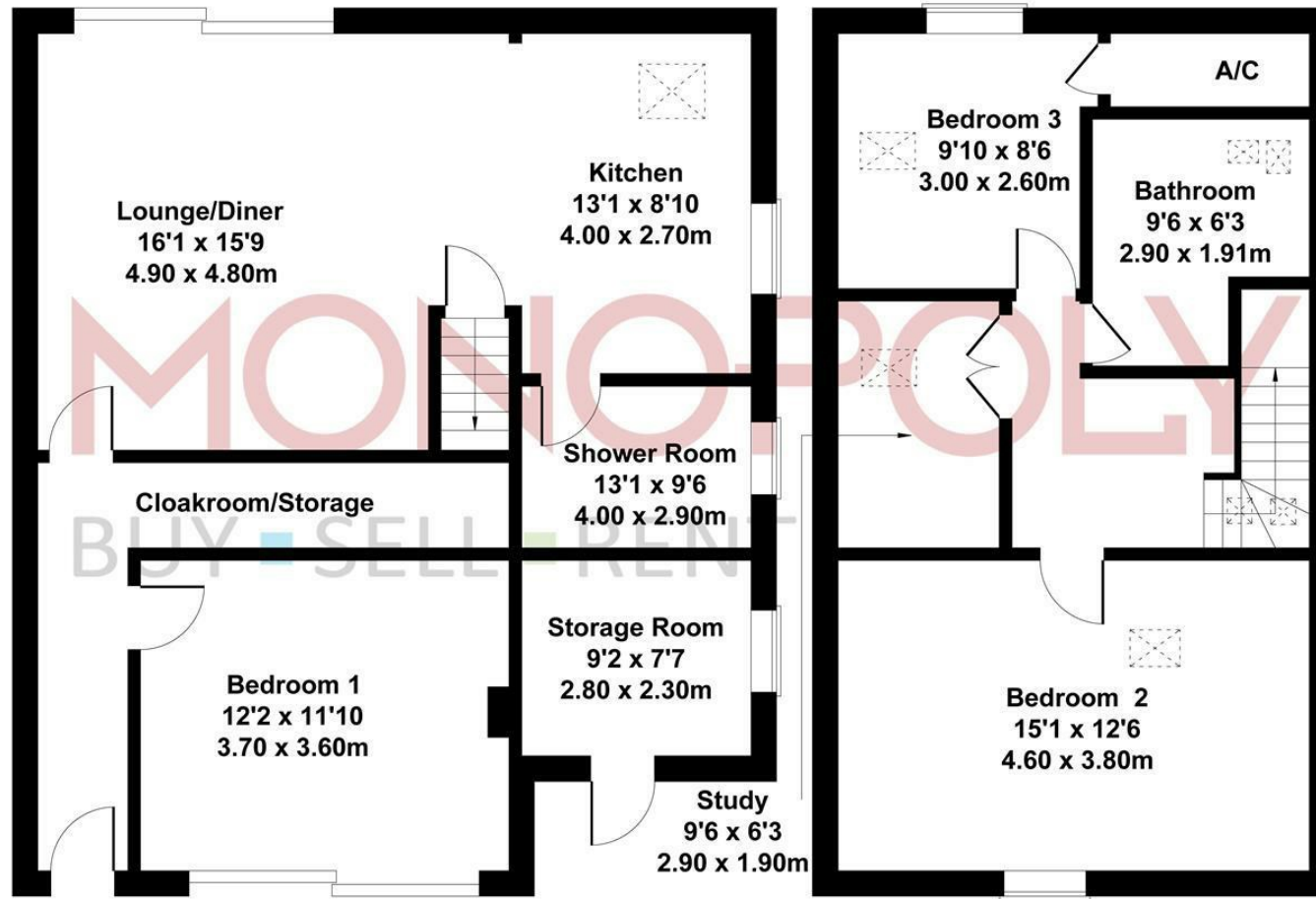
Llanbedr and its Surrounds

Llwyn Onn 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.



Llwyn Onn, Sarn Hir Llanbedr, Merionethshire, LL45 2HL

Approximate Gross Internal Area
1442 sq ft - 134 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.

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	51	20

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		





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