



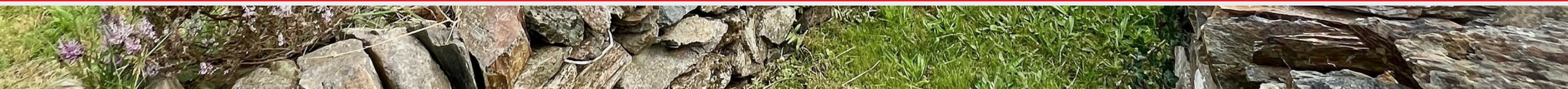
Gwelfor

Talsamau || LL47 6UG

£335,000

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT





# Gwelfor

Talsamau || LL47 6UG

In the heart of the charming coastal village of Talsamau, this 3-bedroom detached bungalow sits in a slightly elevated and quiet position and boasts breathtaking views of the Dwyryd estuary, Portmeirion, Criccieth Castle, and even Snowdon itself.

Spacious, and tastefully presented it has two reception rooms, a convenient boot room/utility, and three double bedrooms, one of which features an en-suite. The wood-burning stove creates a cosy atmosphere, complemented by central heating and fully double-glazed windows to keep you warm during the colder months.

There are gardens laid to patio and lawn with superb views and driveway parking for several cars.

A unique aspect is the large crog loft with a dormer window, offering not only additional space but also the exciting opportunity to expand the accommodation and increase the value of this already impressive home (Subject to planning).

Conveniently located within walking distance of village amenities, including a pub and transport links, Gwelfor is not only a peaceful retreat but also a practical choice for daily living.

This property is perfect for anyone seeking a wonderful coastal home and as currently operates as a successful holiday let, is also ideal for those looking to invest in the bustling tourism industry of Snowdonia National Park.

With NO ONWARD CHAIN involved, and contents by negotiation this property is a rare find in the heart of Snowdonia and ready for new owners to move in and enjoy. Don't miss out on the chance to own a piece of this stunning landscape and make this house your home.

- 3 bedroom detached bungalow with breathtaking views
- 2 reception rooms, 2 bathrooms
- Gardens and driveway parking
- Large crog loft with dormer window, opportunity to develop and add value (subject to planning)
- Wood burning stove, central heating and double glazing
- Utility/boot room
- 3 Double bedrooms, one with en-suite
- Commercial holiday let, NO ONWARD CHAIN, contents available by negotiation
- Popular village location, walking distance of amenities, pub and transport links
- Beautifully presented



### Utility/Boot Room

16'8" x 6'4" (5.09 x 1.94)

A spacious room accessed from the driveway and ideal for shaking off sandy/muddy boots etc. Currently used as a boot room/utility, it could also be used as a conservatory. With tile effect laminate flooring and a range of base cupboards with counter over. There is space and plumbing for a dishwasher, a washing machine and a tumble drier. Door to breakfast kitchen.

### Breakfast Kitchen

13'5" x 11'8" (4.1 x 3.56)

Well equipped with a range of wall and base units plus central island/breakfast bar. With built in Bosch double oven with Samsung ceramic hob with extractor over, space for fridge freezer and contemporary tiled splash backs and tile effect laminate flooring. Doors to utility/boot room and inner hallway.

### Lounge

16'9" x 13'9" (5.13 x 4.2)

This inviting living space has a cosy multi fuel burner with slate hearth and wooden mantle, wood effect laminated flooring plus patio door opening out to the garden beyond.

### Dining Room

10'2" x 9'11" (3.12 x 3.04)

Benefitting from incredible estuary views and wood effect laminate flooring.

### Principal Bedroom

17'3" x 13'5" (5.26 x 4.10)

A kingsize room with beautiful estuary views from dual aspect windows and door to en-suite shower room.

### En- Suite Shower Room for Principal Bedroom

7'4" x 3'6" (2.25 x 1.08)

White suite comprising of low level WC, hand basin and shower.

### Bedroom 2

12'3" x 10'5" (3.74 x 3.2)

A further spacious bedroom with views over to Portmeirion and the Llyn Pensiular.

### Bedroom 3

10'5" x 8'0" (3.2 x 2.45)

A third double with window to the side.

### Family Bathroom

With contemporary white suite comprising of large shower, bath, low level WC and hand basin in vanity unit. Heated towel rail, fully tiled walls and obscure window.

### Crog Loft

Incredibly useful space fully boarded with lighting and power sockets and immense potential for development (subject to planning). Currently divided into 3 rooms with dormer window and roof light window. There are fantastic views from the dormer window of 2 castles (Harlech and Criccieth), Portmeirion and Snowdon and the mountain ranges.

### Gardens and Driveway

There is driveway parking for several cars and enclosed gardens comprising of lawns and patios, mature bushes and shrubs and attractive stone walling. The gardens have a very sunny aspect and incredible views facing the coast and ideally positioned for enjoying the spectacular sunsets this coastline is famous for.

### Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed with oil fired





central heating plus the wood burning stove.

The property is currently operating as a successful holiday let on business rates (Council Tax band tbc) and is being sold with the benefit of NO ONWARD CHAIN.

#### **Talsarnau and its Surrounds**

Gwelfor 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.



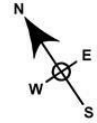






# Gwelfor Talsarnau, LL47 6UG

Approximate Gross Internal Area  
1742 sq ft - 162 sq m



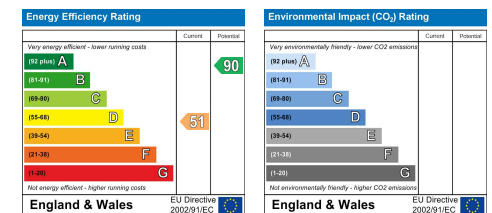
**CROG LOFT**

not drawn 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.









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