



3

Llanbedr || LL45 2LA

£279,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

3

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A very attractive detached modern bungalow located in the quiet cul de sac of Coed Artro, just minutes walk away from the heart of the popular coastal village of Llanbedr. This spacious and delightful 3 bedroom bungalow will appeal to a wide variety of buyers and is guaranteed to tick all the boxes.

To the front there is ample driveway parking and a standout feature is the easy accessibility of the driveway and garden, making it ideal for all individuals regardless of mobilities.

No 3 Coed Artro will make an ideal family home or coastal retreat offering well proportioned accommodation including 3 good sized bedrooms (one with ensuite), spacious kitchen/diner, driveway parking and a low maintenance garden.

Only 14 years old, it benefits from contemporary design, an array of integrated appliances, full double glazing and propane central heating from a communal bulk storage facility.

This property is ready and waiting for new owners to move straight in and enjoy and is being sold with the benefit of NO ONWARD CHAIN and contents available by negotiation.

This house is beautifully presented and well-maintained, offering a perfect blend of modern living in a peaceful village setting. We recommend coming to view property in person so you can fully appreciate this wonderful coastal home.

- Detached modern bungalow
- 3 bedrooms - one with en-suite
- Quiet cul de sac location, walking distance from heart of village
- Large lounge/diner
- Well equipped kitchen with integrated appliances
- Low maintenance private garden
- Driveway parking
- Very well maintained with full double glazing and gas central heating
- Coastal village location
- NO ONWARD CHAIN, furniture available by negotiation



Entrance Hall

A part covered porch leads to the entrance hall with door to lounge and storage cupboard.

Lounge/Diner

11'1" x 17'1" (3.39 x 5.22)

Light and airy with dual aspect windows and an electric flame effect fire in feature surround. There is plenty of space for a dining table and chairs.

Kitchen

11'1" x 8'8" (3.39 x 2.65)

Well equipped with a range of wall and base units, integrated dishwasher, integrated fridge and freezer, built in Stoves oven with ceramic hob and extractor over and integrated washing machine/tumble dryer. There is wood effect laminate flooring, tiled walls and splash backs and recessed spotlights. A window looks out to the garden.

Principal Bedroom

9'4" x 13'5" (2.85 x 4.1)

A large double with views to the front and door to en-suite shower room.

En-Suite Principal Bedroom

5'1" x 4'8" (1.57 x 1.43)

With low level WC, quadrant shower and hand basin. Having heated towel rail, fully tiled floor and walls and obscure window.

Bedroom 2

11'8" x 8'7" (3.57 x 2.64)

A further double with views to the garden.

Bedroom 3

7'10" x 8'7" (2.39 x 2.64)

With views to the garden.

Family Bathroom

10'1" x 4'11" (3.09 x 1.51)

Fully tiled with white suite comprising of bath with shower over, low level WC and hand basin in vanity unit. With heated towel rail and recessed spotlights.

Gardens and Driveway

To the front is attractive block herringbone pattern driveway and borders of mature bushes and shrubs. To the rear is a low maintenance courtyard garden with a sunny aspect, which can be fully enclosed and has a shed. The garden is laid to patio with chipping surrounds and recessed spot lights in the soffits provide an attractive lighting effect at night.

Additional Information

The property is connected to mains electricity, water and drainage. It benefits from gas central heating (from communal bulk storage) and full double glazing.

Llanbedr and its Surroundings

3 Coed Artro 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 renowned 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.

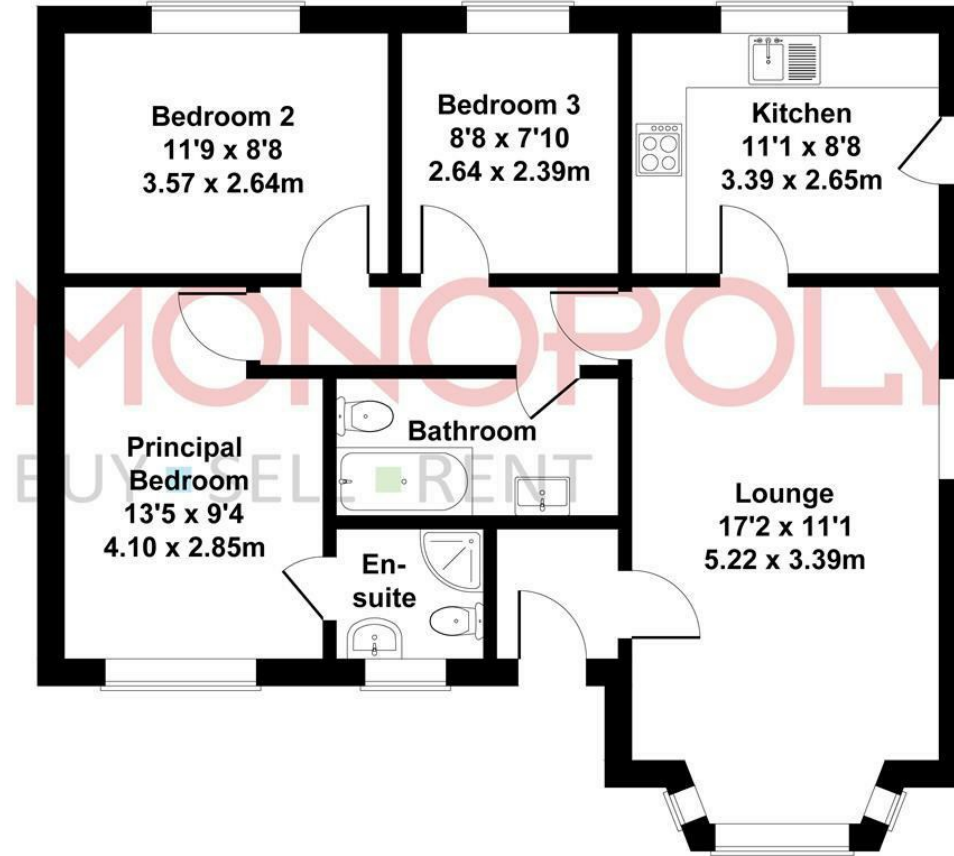
There is a local bus service, and a railway station 5 minutes walk away serves the Cambrian Coastline track and provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond. Behind the village of Llanbedr is the spectacular Rhinog mountain range that comprises countless hiking challenges for all abilities.





3 Coed Artro Llanbedr

Approximate Gross Internal Area
775 sq ft - 72 sq m

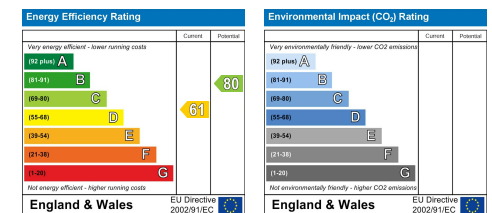


not drawn to scale for illustrative purposes only

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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