



Bay View - 5

Llanfair | LL46 2RS

£235,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Bay View certainly lives up to its name. This spacious 3-bedroom detached bungalow boasts panoramic and breathtaking sea views over Tremadog Bay and has been designed with these spectacular views in mind. Situated in a quiet cul-de-sac in the sought after village of Llanfair, Bay View is within walking distance of not just one, but two sandy beaches - perfect for those who enjoy seaside strolls or a quick dip in the ocean.

With the added luxury of two conservatories, you can enjoy the stunning views whatever the weather. The property features three spacious double bedrooms and two bathrooms and benefits from coastal facing patios and decked areas. The mature gardens at the front and back of the property are private and sunny, while the driveway provides off road parking. The driveway leads up to a single garage at the top.

Currently operating as a holiday rental, this property presents a fantastic opportunity for those looking for a permanent residence, a holiday home, or an investment property. With no onward chain the property is ready to move into and enjoy and offers an ideal opportunity for those looking to add their own touch and to add value.

The property is considered "non-standard construction" thought to be prefabricated reinforced concrete (PRC). As a result, it may be difficult to secure a mortgage against the property and buyers are advised to research this if a mortgage is required for purchase.

Don't miss out on the chance to own this slice of paradise in Llanfair. Book a viewing today and envision the huge potential this property has to offer.

- Detached bungalow with breathtaking sea views over Tremadog Bay in heart of Snowdonia National Park
- 3 bedroom property in quiet cul de sac location in sought after village of Llanfair
- 2 conservatories, 3 double bedrooms and 2 bathrooms
- Mature gardens to front and rear, patios and decking with spectacular views
- Driveway parking and garage
- Walking distance of 2 sandy beaches and easy transport links
- Well maintained with plenty of scope to add value and upgrade interior decor
- **NON STANDARD CONSTRUCTION**
- Currently operating as holiday rental
- **NO ONWARD CHAIN**



Entrance Hall

The conservatory to the front leads to the L shaped entrance hall with doors off to the main accommodation.

Lounge/Diner

17'2" (max) x 11'10" (max) (5.25 (max) x 3.63 (max))
Spacious lounge/diner with panoramic coastal views through the patio doors to the front leading into the conservatory, airy and bright there is a further window to the side. There is a dining area to the side with ample space for a large table and chairs and a hatch through to the kitchen.

Kitchen

15'1" x 10'2" (4.6 x 3.1)
With a range of wall and base units with tiled splash backs, space for a cooker, space for fridge freezer, space and plumbing for both washing machine and tumble drier. Door to rear conservatory and useful hatch to lounge/diner.

Front Conservatory

19'8" x 7'1" (6 x 2.16)
A wonderful large conservatory facing the coast and providing a great superb place to enjoy the views and sunsets what ever the weather. There are patio doors to the lounge perfect for the summer time and doors out to the large patio in front. With brick base and tiled floor.

Principal Bedroom

15'10" x 8'11" (4.83 x 2.73)
A king sized room with spectacular views out of the window to the front and a range of built in wardrobes.

Bedroom 2

13'5" x 8'10" (4.09 x 2.7)
A further king sized room with garden views to the rear.

Bedroom 3

10'4" x 7'8" (3.17 x 2.36)
A further bedroom with garden views to the rear.

Family Bathroom

10'4" x 5'9" (3.15 x 1.76)
With white suite comprising of low level WC, bath with central taps and shower attachment and hand basin in vanity unit. Tiled floor and part tiled walls, heated towel rail and obscure window.

Shower Room

5'6" x 5'2" (1.7 x 1.6)
Accessed view the rear conservatory and benefiting from low level WC, shower cubicle and hand basin. With tiled walls, heated towel rail and window to the rear.

Rear Conservatory

13'2" x 6'6" (4.02 x 1.99)
To the rear with tiled floor and patio doors to the garden. Accessed from the kitchen and also with a door to the shower room.

Garage and Driveway

17'3" x 9'4" (5.26 x 2.87)
The steep driveway leads up to the house and provides off road parking. At the top of the driveway is a single garage with power, lighting, plumbing and drainage. There are a range of cupboards with a counter over, a sink and plumbing and space for washing machine.

Exterior

There are mature, private and sunny gardens to the front and rear, laid to lawn with bushes, trees and shrubs. Large patio and decking areas immediately in front of the conservatory and house are ideal for sunbathing, sunset watching, alfresco dining etc.





Additional Information

The property is connected to mains electricity, water and drainage. Heating is electric. Most contents are available by separate negotiation.

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Llanfair and its Surrounds

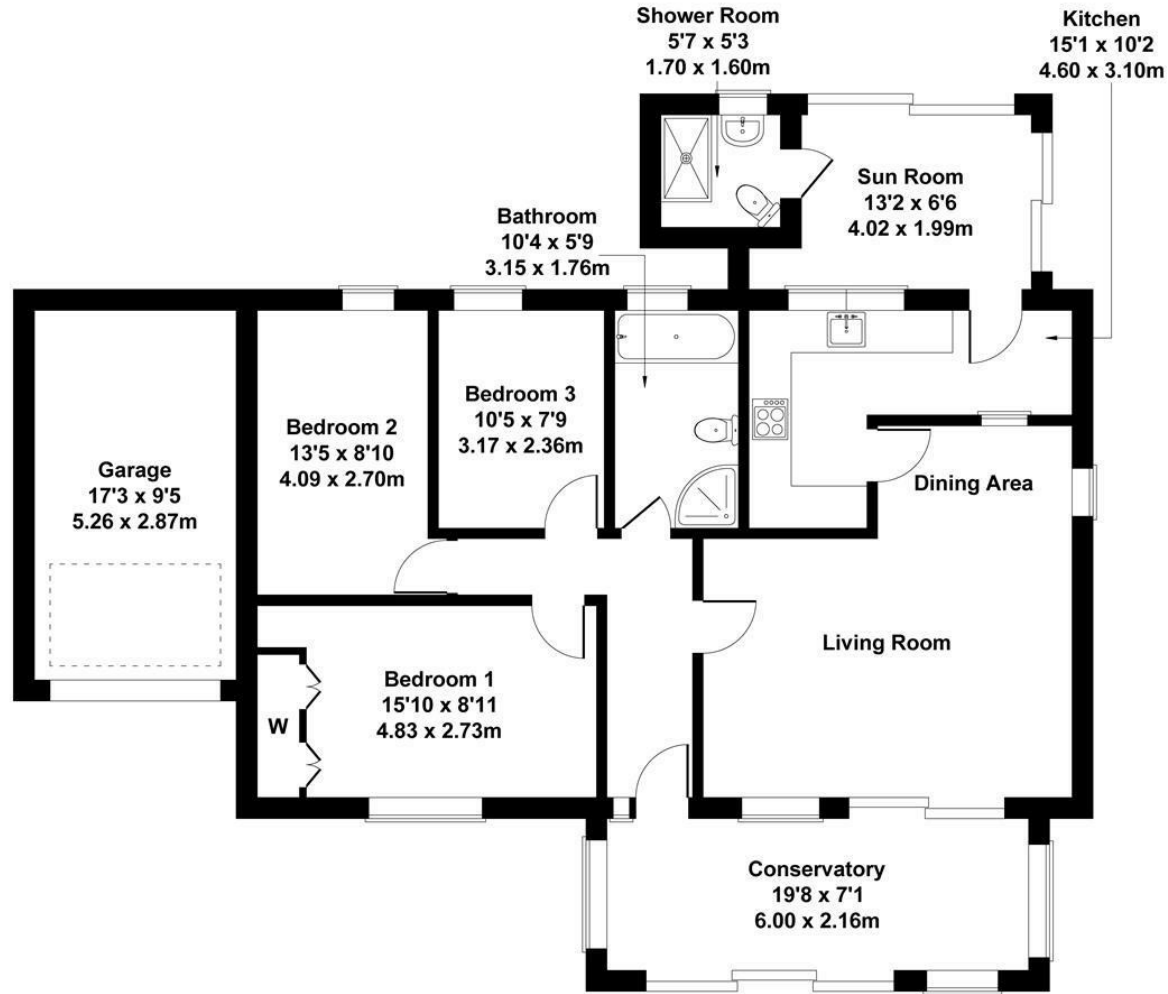
Llanfair is a picturesque, slightly elevated village overlooking Pensam Harbour and its yacht moorings, Shell Island, beautiful local beaches and open farmland. It lies within the boundary of the Snowdonia National Park. The nearest beach is a pleasant footpath stroll to Llandanwg or the glorious golden sand sweep of Harlech is about a 15 minute walk along the recently opened 'Wales Coast Path' or a five minute drive. The village of Llanbedr with shops and three superb pubs/restaurants is a five minute drive away or a delightful walk along country lanes and paths. Harlech with its formidable World Heritage Listed castle, beautiful sandy beach and the internationally renowned Royal St David's links golf course just over a mile north of the village and again is a delightful walk. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets.

The nearest railway station is a ten minute walk away located on the Cambrian Coastal Line which runs between Aberystwyth, Pwllheli and Shrewsbury, continuing to Birmingham and then beyond. Behind the village of Llanfair is the spectacular Rhinog mountain range that comprises varying hiking challenges for all abilities.



5 Llwyn Y Gadair

Approximate Gross Internal Area
1345 sq ft - 125 sq m

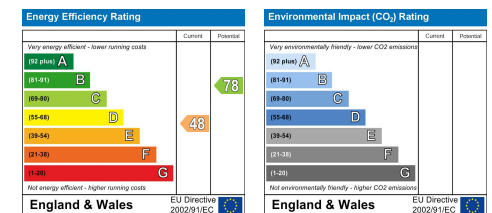


Not to Scale. Produced by The Plan Portal 2024
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing 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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