



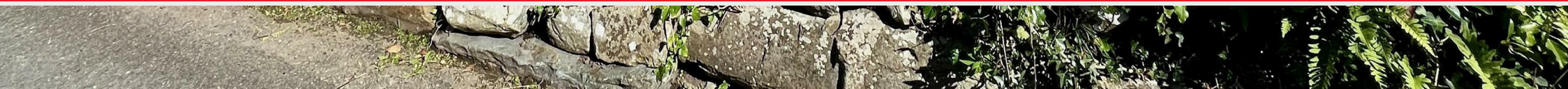
Tyn Y Buarth

Harlech || LL46 2SY

£350,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





Tyn Y Buarth

Harlech || LL46 2SY

In an idyllic location in the sought after village of Llanfair, Harlech; this delightful, detached 3 bedroom Welsh stone cottage offers a perfect blend of traditional character and modern comforts and benefits from sea views, driveway parking and beautiful gardens to front and rear

Refurbished to a very high standard the interior boasts characterful features such as an Inglenook fireplace with a cosy log burning stove, original ceiling beams, and exposed stone walls creating a warm and inviting atmosphere throughout the home.

The property comprises of three bedrooms, offering ample space for a family or guests. With exposed beams and high vaulted ceilings with roof light windows, the bedrooms have a feeling of light and space in addition to sea and estuary views from the two doubles to the front.

The recently refitted kitchen and first floor bathroom add a touch of contemporary elegance to the cottage, while an additional ground floor WC and utility room provide practicality and convenience for everyday living.

Outside, the mature and pretty enclosed gardens have a sunny aspect, private seating areas, a garden room, shed and greenhouse all surrounded by mature trees, bushes and flowering plants. With the convenience of being centrally heated and double glazed, this home ensures comfort all year round with a log burning stove for cosy winter evenings.

Situated within walking distance of sandy beaches and the bustling Harlech centre, this property not only provides a peaceful retreat but also easy access to local amenities and leisure activities. Don't miss the opportunity to make this charming Welsh stone cottage your new home!

- Detached, renovated and beautifully presented 3 bedroom stone cottage
- Idyllic location with sea, estuary and mountain views
- Driveway parking and gardens to front and rear
- Full of traditional character, stone fireplace, ceiling beams, exposed stone walling
- Refitted contemporary kitchen and shower room
- Ground floor WC and utility
- Centrally heated and fully double glazed
- Walking distance of two sandy beaches and Harlech centre
- Spacious lounge/diner with sea views and wood burning stove



Entrance Porch

A slate roofed entrance porch with dual aspect windows with sea and estuary views. Plenty of space for sandy boots and shoes and coats.

Lounge/Diner

20'11" x 15'0" (6.38 x 4.59)

Full of character, this delightful spacious room has sea and estuary views, beamed ceiling and a traditional inglenook stone fireplace with log burning stove set on slate hearth. By the natural dining area there is an additional feature stone fireplace (not open). A bespoke wooden staircase rises to the first floor and a door leads to the kitchen. There is a useful storage cupboard under the stairs.

Kitchen

13'10" x 7'6" (4.23 x 2.31)

Recently refitted and well equipped with a range of wall and base units, quartz work top and breakfast bar and attractive tiled splash-backs. Having double oven with gas hob over and extractor, space for fridge freezer, and a Belfast sink. Large windows look out to the garden. This contemporary kitchen benefits from painted exposed stone walling and a tiled floor blending character and style. To the rear is the utility and door to WC, and a door leads out to the garden.

Utility Area

A useful area to the rear of the kitchen area with space and plumbing for a washing machine.

Ground Floor WC

With white suite comprising of low level WC and handbasin, attractive wall tiles, heated towel rail and obscure window.

First Floor Landing

The landing has high vaulted ceilings with exposed

beams and trusses. Doors off the the 3 bedrooms and the bathroom.

Principal Bedroom

11'0" x 10'2" (3.36 x 3.1)

A charming room with exposed trusses and beams and sea and estuary views from the window to the front. Full of light enhanced by the roof light window in vaulted ceiling.

Bedroom 2

9'10" x 8'0" (3 x 2.46)

A further double with sea views from the window to the front, vaulted ceiling, exposed trusses and beams and roof light window.

Bedroom 3

9'10" x 8'0" (3 x 2.46)

A charming cosy single bedroom with roof light window, exposed beams and access to boarded loft space.

Bathroom

9'10" x 5'1" (3 x 1.55)

Recently refitted with contemporary suite comprising of L shaped bath with waterfall shower over, hand basin in vanity unit, low level WC, heated towel rail and LED mirror. Benefitting from vaulted ceiling with exposed beam and roof light window, part tiled walls and herringbone effect vinyl flooring.

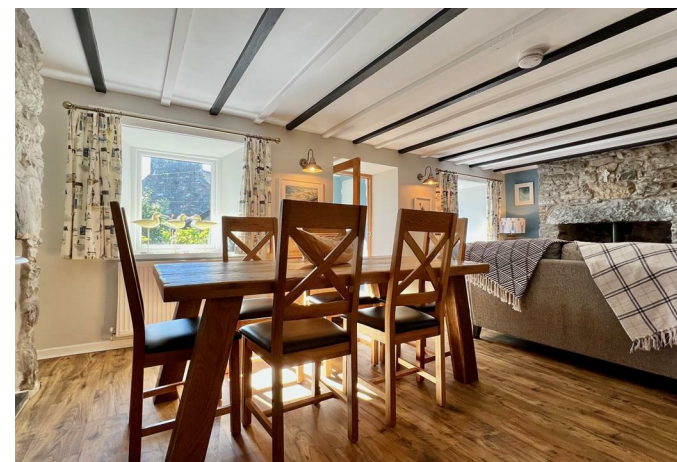
Garden Room

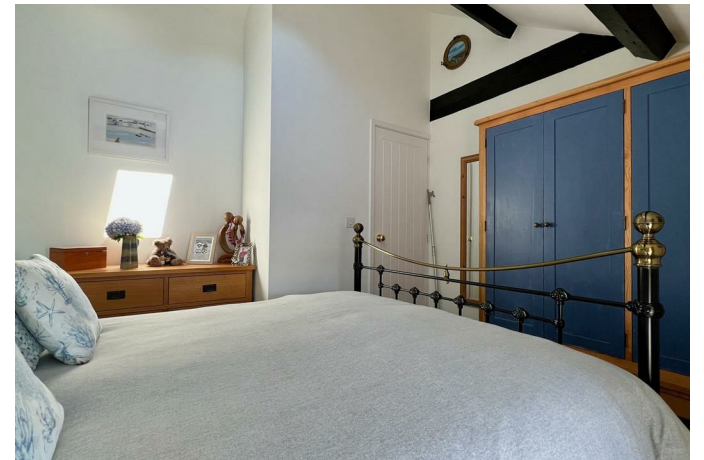
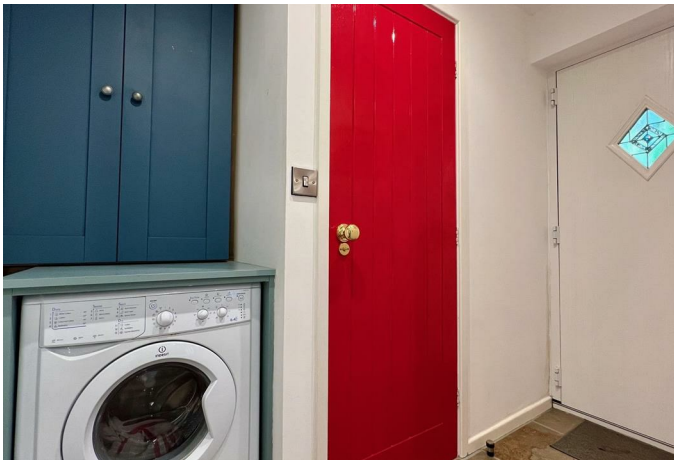
7'6" x 9'4" (2.3 x 2.85)

A large outdoor wooden room with window, power and lighting suitable for a multitude of uses.

Exterior

To the front is driveway parking for up to 3 cars and a blue slate chipped gated courtyard enclosed with stone walling with mature bushes and shrubs and beautiful sea and estuary views. To the rear is a





totally enclosed delightful garden with a sunny aspect. Full of mature trees, shrubs and flowers there are multiple private seating areas, flagged or slate chipped, a beautiful stone bird bath and sun dial feature, garden room, shed and greenhouse.

Additional Information

The property is connected to mains electricity, water and drainage. It benefits from oil fired central heating.

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.

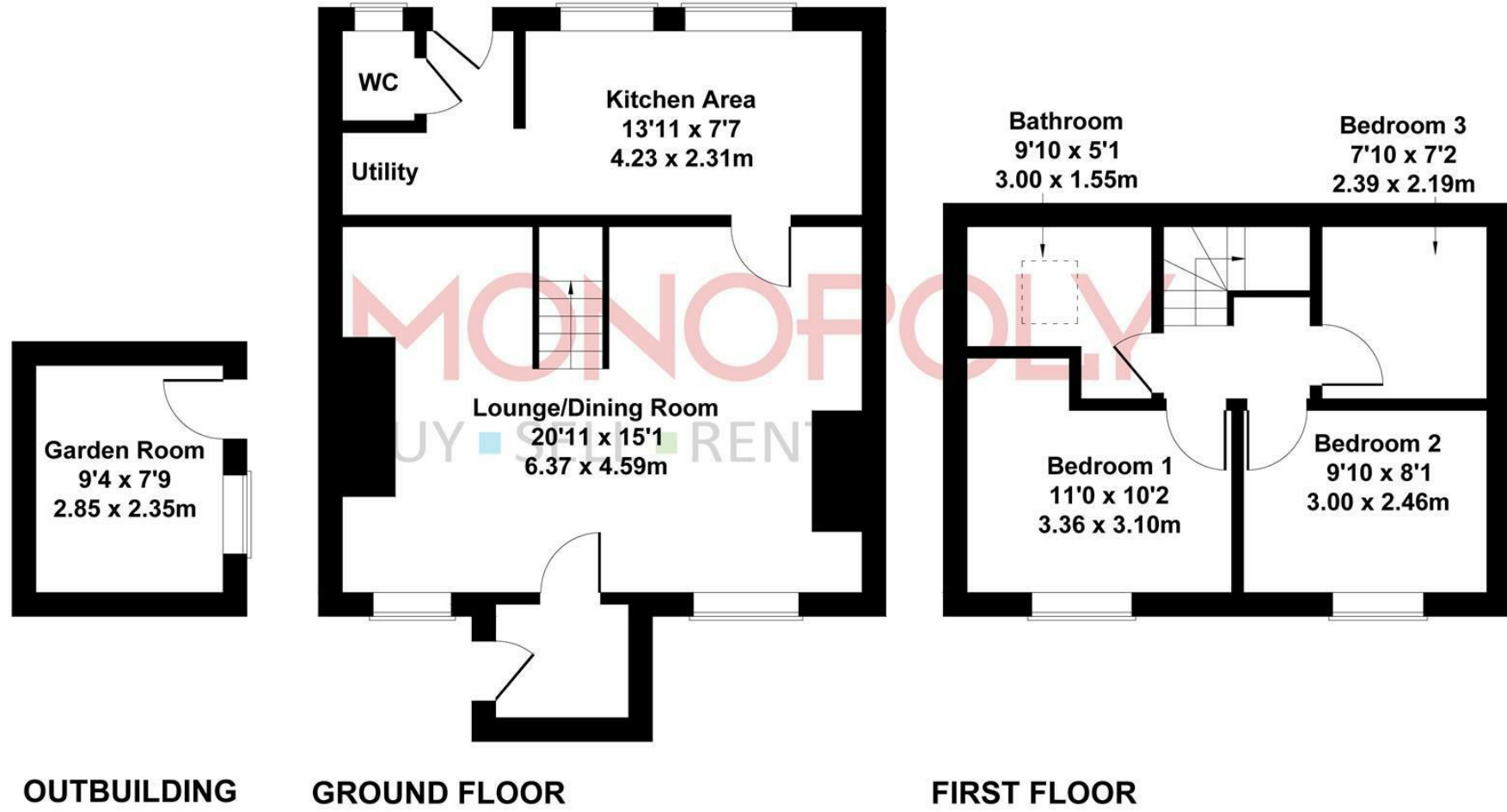






Tyn Y Buarth

Approximate Gross Internal Area
915 sq ft - 85 sq m

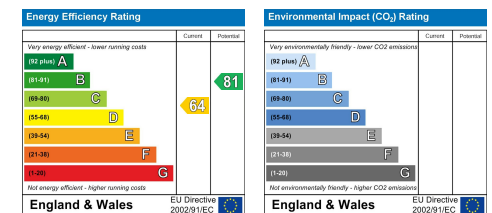


Not to scale for illustrative purposes only

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.









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