



Berthlas

Llanbedr | LL45 2PA

£295,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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A very attractive, spacious and beautifully renovated attached cottage with rural and woodland views, blending contemporary interior with traditional charm. Located in the idyllic hamlet of Gwynfryn, Llanbedr, this 3 double bedroomed property has been sympathetically improved to provide a stylish and contemporary interior whilst retaining all the character expected from a Welsh cottage.

Within walking distance of the amenities of Llanbedr village, the cottage also benefits from parking, gardens and a garage.

Recently refurbished, this home boasts a tastefully refitted kitchen/diner and a welcoming lounge with wood burner in a traditional stone fireplace. There are 3 double bedrooms, a newly fitted contemporary first-floor bathroom with free-standing bath plus shower, and a convenient ground floor shower room adding to the practicality of daily living.

The property has been extremely well maintained and is fully double glazed with central heating. Outside there is a detached garage, parking area, and lawned garden. Multiple seating areas around the property offer the perfect setting for outdoor enjoyment and entertaining in earshot of the River Arthro.

For those with a penchant for hobbies or in need of extra storage space, an additional large garage is also available by negotiation providing endless possibilities for the new owners. With village amenities, river woodland walks within walking distance and sandy beaches close by, this property truly offers the best of both worlds - a peaceful retreat with modern conveniences at your fingertips.

Don't miss the opportunity to make this beautifully presented house your new home sweet home in the heart of the picturesque Welsh countryside in the Snowdonia National Park which is being offered with the benefit of NO ONWARD CHAIN.

- 3 bedroom property full of character and beautifully presented
- Idyllic hamlet location in walking distance of village amenities, river and woodland
- Lounge with log burning stove in traditional fireplace
- Parking and detached garage, attractive gardens
- 3 double bedrooms
- First floor bathroom with shower and free standing bath
- Ground floor shower room and utility
- Contemporary refitted kitchen/diner
- Woodland and hamlet views
- Double glazed with central heating



Entrance Porch

Steps from the herringbone block driveway lead to the glazed entrance porch where there is space for boots, shoes and coats. Door to lounge.

Lounge

20'5" x 14'11" (6.23 x 4.55)

Full of character and warmth. The lounge has a wood burning stove in traditional stone fireplace complete with original bread oven. Dual aspect windows provide woodland and rural views. Door to ground floor shower room.

Kitchen/Diner

16'2" x 18'1" (4.95 x 5.53)

Recently refitted with a range of contemporary wall and base units with granite worktops plus large granite breakfast bar. There is space for a range style stove with extractor over, built in fridge freezer, double Belfast sink and large walk in pantry. With wood effect laminate flooring and recessed spotlights. Large space for comfortable seating or dining table and chairs. Light and bright with dual windows and woodland and rural views. Stairs rise to the first floor.

Ground Floor Shower Room

7'6" x 6'3" (2.3 x 1.93)

With white suite comprising of low level WC, hand basin and shower cubicle. There is plumbing and space for a washing machine and tumble drier, obscure window, large laundry cupboard and useful door to the outside.

Bedroom 1

9'6" x 15'5" (2.9 x 4.7)

A large double with beautiful woodland and hamlet views.

Bedroom 2

13'2" x 10'2" (4.03 x 3.11)

A further double with woodland views from dual aspect windows and the benefit of large built in wardrobes.

Bedroom 3

9'10" x 11'7" (3 x 3.54)

A third double with woodland views and the benefit of large built in wardrobes.

First Floor Bathroom

Newly fitted, contemporary and stylish with large walk in shower with drench and waterfall attachments, free standing bath, hand basin in vanity unit and low level WC. Attractive click flooring, contemporary wall tiles, recessed spotlights and obscure window.

Garage

12'4" x 17'5" (3.78 x 5.33)

Large garage with remote controlled electric door to front and window to 3 sides.

Exterior

To the front is a herringbone block driveway with off road parking for up to 2 cars in addition to the garage. There is a flat lawn with mature bushes and shrubs and a rural outlook. Around the garden are multiple seating, entertainment and BBQ areas.

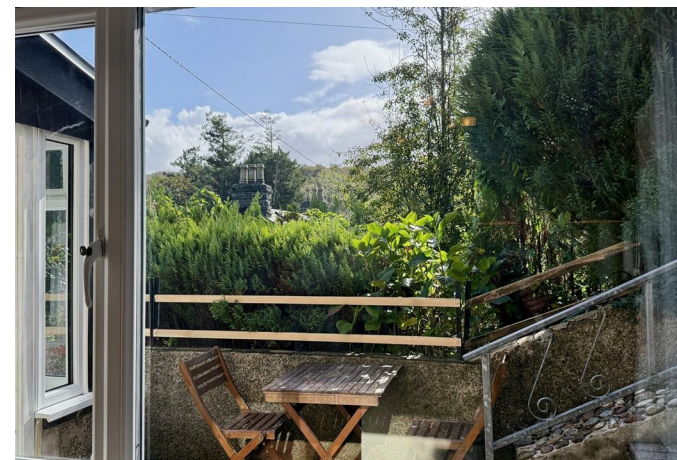
Additional Information

The property is connected to mains electricity, water and drainage to private septic tank. It is double glazed with oil fired central heating.

Additional Garage

Just a minutes walk away is a further detached garage with power and electric door which is available by separate negotiation.

Pentre Gwynfryn and Llanbedr





The property is located in the historic hamlet of Pentre Gwynfryn. The village is at the confluence of the River Artro and the River Cwmnantcol and its village chapel (Capel Salem) was made famous by the painter Sydney Curnow Vosper, whose 1908 work Salem features a member of the congregation, Siân Owen, in traditional Welsh costume.

There are river and woodland walks directly from the doorstep including the famous Nantcol waterfalls, the Rhinog mountains and the "Roman Steps"

Just 10 mins walk or a few minutes drive is the 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. A railway station 10 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.

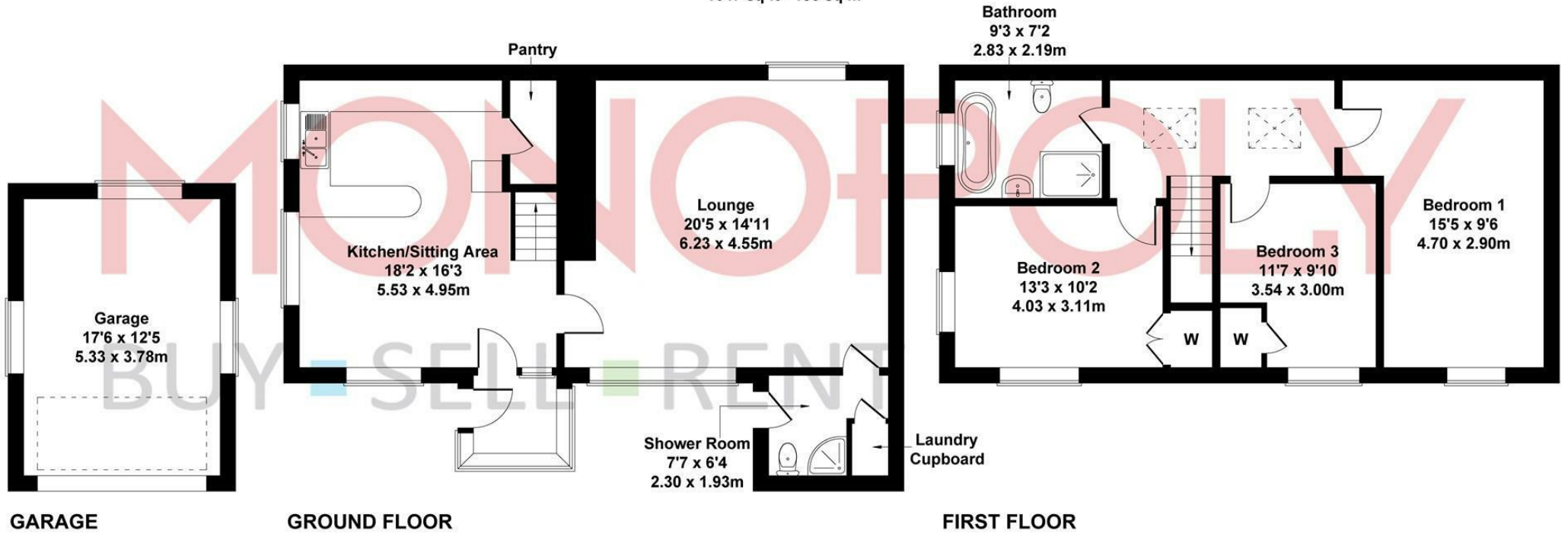






Berthlas

Approximate Gross Internal Area
1647 sq ft - 153 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
(92-91) A			(81-91) A		
(81-91) B			(71-80) B		
(69-80) C			(59-70) C		
(55-68) D			(45-58) D		
(39-54) E			(31-44) E		
(21-38) F			(11-30) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	







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