



31

Talsarnau || LL47 6TY

£116,500

**MONOPOLY**

BUY ■ SELL ■ RENT







# 31

Talsarnau || LL47 6TY

Located on High Street in the coastal village of Talsarnau, this delightful two-bedroom terraced cottage exudes character and warmth. The property boasts a well-maintained interior, featuring a cosy lounge/diner with a traditional log burner, perfect for those chilly evenings. The quarry tiled floor adds to the cottage's rustic charm, creating a welcoming atmosphere.

This cottage has a warm and homely feeling and the popular village boasts a local pub and excellent transport links.

The cottage comprises of a lounge/diner, kitchen and utility to the ground floor. Upstairs there are two bedrooms, the principal has mountain views, plus a family bathroom. The layout is both practical and appealing, making it an ideal home for small families or couples seeking a peaceful retreat.

To the rear is an enclosed courtyard and very private courtyard garden. On-road parking is available to the front and there is also a community carpark a couple of minutes walk away.

This property is not only a charming home but also presents an ideal opportunity for a holiday rental given its desirable location. With no onward chain, the process of buying this lovely cottage is straightforward. The contents of the property are available by separate negotiation, allowing for a seamless transition into your new home if required.

In summary, this traditional cottage on High Street is a rare find, combining character, comfort, and picturesque surroundings. Whether you are looking for a permanent residence or a holiday getaway, this property is sure to impress.

- 2 bedroom traditional terraced stone cottage
- Enclosed courtyard rear garden
- Full of character, log burning stove, painted ceiling beams
- Lounge/diner
- Well equipped kitchen with Belfast sink plus utility room
- On road parking available
- Situated mid way between the popular seaside resorts of Harlech and Porthmadog, just minutes walk from spectacular Dwyryd Estuary and Welsh coastal path
- Coastal village with local pub and excellent transport links
- NO ONWARD CHAIN
- Contents available by separate negotiation





### Entrance Hall

The entrance door opens to a small hallway leading to the lounge.

### Lounge/Diner

14'9" x 11'4" (4.51 x 3.47)

A spacious room full of character with quarry tiled floor, clearview log burning stove under stone lintel on slate hearth, window to the front and dining area to the rear and alcove shelving and storage.

### Kitchen

13'6" x 4'4" (4.13 x 1.34)

With a range of wall and base units with wooden counter over. Space for a cooker and under counter fridge, Belfast sink with slate counter. Wood effect click flooring and window to the courtyard garden.

### Rear Lobby

4'3" x 3'1" (1.30 x 0.955)

Leading from the lounge to the utility room with door to courtyard garden.

### Utility Room

3'4" x 4'8" (1.04 x 1.44)

A useful room with plumbing and space for the washing machine and other household items, vinyl flooring and skylight window.

### Bedroom 1

9'3" x 9'10" (2.83 x 3)

A good sized double bedroom with open aspect and views over to the mountains. Painted exposed ceiling beams and feature Victorian fire surround.

### Bedroom 2

8'3" x 6'4" (2.53 x 1.94)

With window to the rear and painted ceiling beams.

### Bathroom

4'0" x 6'7" (1.24 x 2.03)

On the first floor with white suite comprising off

bath and mixer shower attachment, low level WC and hand basin, tiled floor and walls, heated towel rail, recessed spotlights and painted ceiling beams. With window to the front.

### Exterior

To the front is a small gravelled courtyard bound by railings and 2 slate steps to the front door. To the rear is a fully enclosed and private courtyard garden with seating areas ideal for alfresco dining.

### Parking

On road parking is available outside the property and a community car park is just minutes walk away.

### Additional Information

The property is connected to mains electricity, water and drainage. It is predominately double glazed with electric heating.

### Talsarnau and its Surrounds

No 31 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.

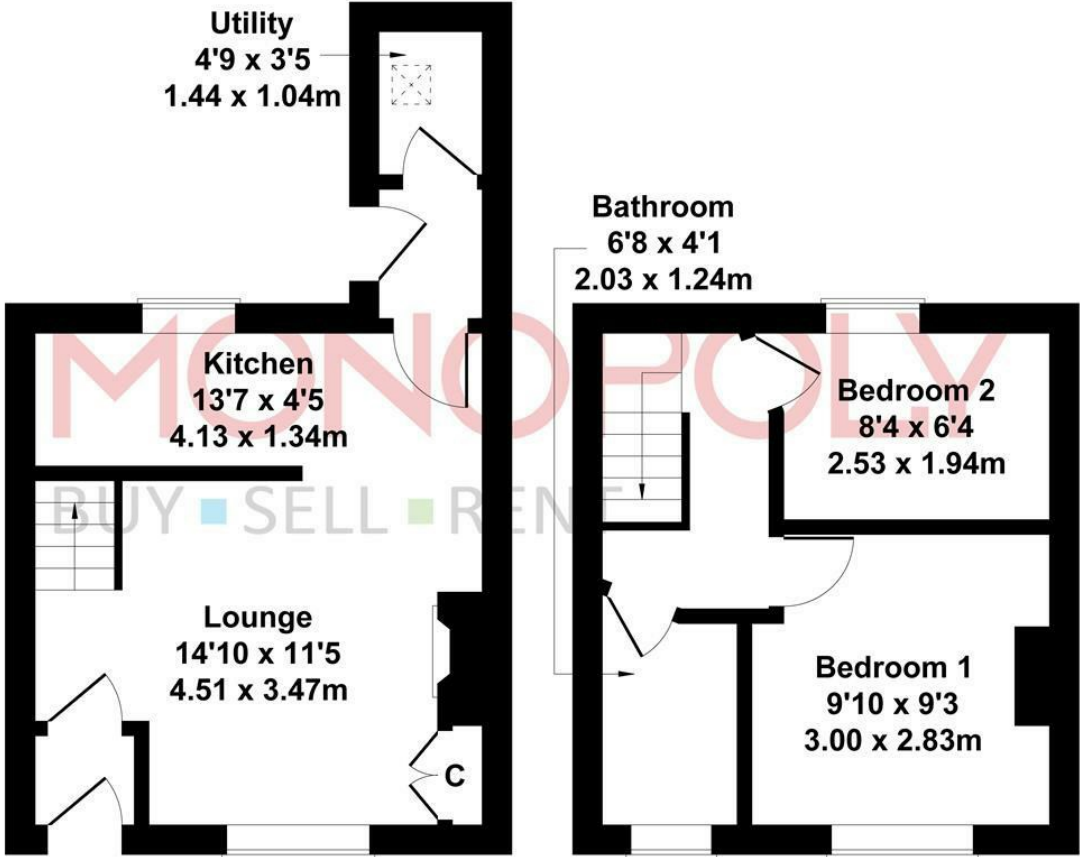






# 31 High St, Talsarnau

Approximate Gross Internal Area  
516 sq ft - 48 sq m



GROUND FLOOR

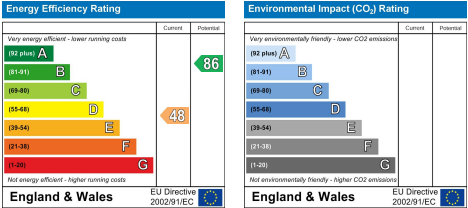
FIRST FLOOR

include 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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