



10 Caerffynnon

Talsamau || LL47 6TA

Offers In The Region Of £162,500

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# I0 Caerffynnon

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Occupying an idyllic elevated position, this delightful 2-bedroom semi-detached bungalow offers breathtaking panoramic views over the ever-changing Dwyryd estuary to Llyn Peninsula, Portmeirion, Snowdon and the Snowdon Horseshoe. If you are looking for peace and beauty without isolation, this is the home for you.

Situated in a tucked away quiet location with no passing traffic, this home provides the perfect blend of serenity and accessibility on the private Caerffynnon estate and is in easy walking distance of village amenities, including the local pub, school and train station.

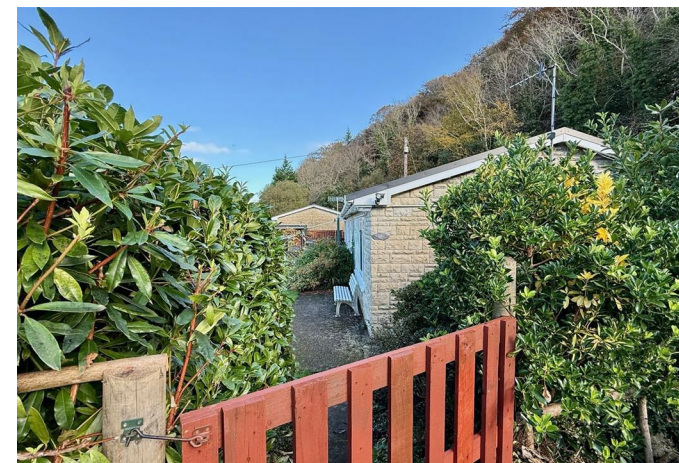
The property boasts a lovely garden where you can enjoy the tranquillity of the surroundings, along with convenient parking—a rare find in this sought-after coastal village, and it is a haven for birds and wildlife. The garden has a sunny aspect, perfect for enjoying the spectacular sunsets this coastline is famous for, and once the sun goes down, evenings can be spent stargazing.

This well-maintained and low maintenance property allows you to soak in the beauty of the coastal scenery right from your doorstep. Whether you're seeking a coastal home or considering an investment opportunity, this property ticks all the boxes.

Surrounded by beautiful countryside there are woodland and hillside walks from the door step and a few minutes drive away there is the beautiful estuary, the Welsh Coastal path and areas designated as a "Sites of Special Scientific Interest" proving to be a bird watchers paradise. The heart of the popular village of Talsamau is just half a mile away whilst just a short drive or train ride takes you to the beautiful sandy beach of Harlech with its cliff top Castle and famous links golf course and the iconic harbour town of Porthmadog.

Don't miss out on this gem—this property is a rare find with NO ONWARD chain and contents available by separate negotiation, offers you a seamless transition into your new coastal abode.

- 2 bedroom semi detached bungalow with incredible views in quiet tucked away location in popular coastal village
- Low maintenance private garden with sunny aspect and breathtaking views
- Walking distance of village amenities, local pub and transport links
- Panoramic vista to the front of Dwyryd estuary, bay and Portmeirion and backdrop of woodland
- Semi open plan kitchen/lounge /diner
- Useful porch/boot room and utility
- 2 double bedrooms
- Bathroom with jacuzzi bath and shower over
- Off road parking
- Long flexible lease and NO ONWARD CHAIN, contents available by separate negotiation





**Entrance Porch/Boot Room**

8'10" × 8'8" (2.7 × 2.65)

From the driveway, the entrance porch doubles up as a very useful boot room perfect for shaking off muddy and sandy boots and shoes and for hanging coats and outdoor clothing. There is plenty of storage space with a range of base units and counter over, space for under counter fridge or freezer plus plumbing and space for a washing machine. A door leads to the kitchen.

**Kitchen**

8'7" × 8'2" (2.64 × 2.5)

Semi open plan to the lounge, it is well equipped with a range of base and wall units, electric oven, space for fridge, stainless steel sink and drainer, tiled splash backs, and vinyl flooring. Light and bright with lovely views through the picture window in the lounge.

**Lounge/Diner**

15'6" × 9'6" (4.73 × 2.9)

A very attractive room with large picture window to the front having breath taking views and glazed door to the garden.

**Bedroom 1**

8'10" × 8'10" (2.71 × 2.7)

A room with a view. A good sized double with spectacular views to the front and the benefit of a built in wardrobe.

**Bedroom 2**

9'2" × 8'10" (2.8 × 2.7)

A further double with tranquil view to the rear and built in wardrobe.

**Bathroom**

6'0" × 4'9" (1.85 × 1.45)

With white suite comprising of 'Jacuzzi' type bath with electric shower above, perfect for relaxing after

a day outdoors, hand basin in vanity unit, low level W/C, partly tiled walls, tiled floor and heated towel rail. There is a window to the rear.

**Inner Hallway**

With useful airing cupboard housing hot water tank and access to attic space.

**Exterior**

There is a low maintenance private garden laid to lawn and bordered by mature trees and shrubs. The garden has a very sunny aspect facing the coast with magnificent views and a seating area in front of the house which is the ideal spot to sit, relax and enjoy the scenery.

There is off road parking available on shared land to the side.

**Tenure**

The property is leasehold with a long lease (951 years). Ground rent is £25 per annum.

Please ask estate agent for details of the service charge.

**Additional Information**

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

**Talsarnau and its Surrounds**

10 Caerffynnon Hall 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.

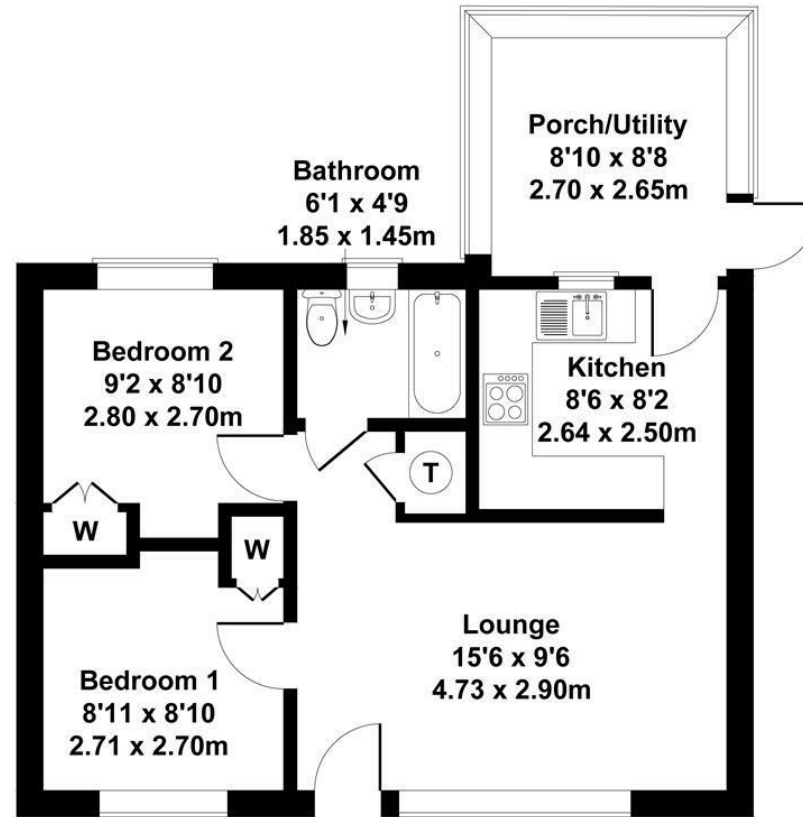
Fantastic walking is on the doorstep with the Welsh Coastal Path passing close by, but for the more adventurous it is in close proximity to Blaenau Ffestiniog where you can enjoy all the activities at Llechwedd slate caverns, Zip World Titan (the largest zip zone in Europe), Zip World Caverns and Bounce 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 - you can often walk for miles along it without meeting a soul.





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Approximate Gross Internal Area  
549 sq ft - 51 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## 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 <sub>2</sub> ) Rating                  |                         |        |
|---|-------------------------|--------|---|-------------------------|--------|
|   | Current                 | Future |   | Current                 | Future |
| Very energy efficient - lower running costs |                         |        | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |        |
| (92-100) <b>A</b>                           |                         |        | (81-91) <b>B</b>  |                         |        |
| (81-91) <b>B</b>                            |                         |        | (69-80) <b>C</b>  |                         |        |
| (69-80) <b>C</b>                            |                         |        | (55-68) <b>D</b>  |                         |        |
| (55-68) <b>D</b>                            |                         |        | (39-54) <b>E</b>  |                         |        |
| (39-54) <b>E</b>                            |                         |        | (21-38) <b>F</b>  |                         |        |
| (21-38) <b>F</b>                            |                         |        | (1-20) <b>G</b>   |                         |        |
| Not energy efficient - higher running costs |                         |        | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |        |
| England & Wales                             | EU Directive 2002/91/EC |        | England & Wales   | EU Directive 2002/91/EC |        |









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