



Acw, Ger Y Llan

Llanbedr | Merionethshire | LL45 2HL

£345,000

**MONOPOLY**  
BUY ■ SELL ■ RENT







# Acw, Ger Y Llan

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Located in the heart of the popular coastal village of Llanbedr, this attractive stone-faced town house presents an exceptional opportunity for both families and investors alike. With four well-proportioned king sized bedrooms, including two en-suites and two family bathrooms, this property offers flexible accommodation to suit various lifestyles.

The heart of the home is a spacious contemporary dining kitchen, perfect for entertaining or enjoying family meals, adjacent is the large conservatory looking over the courtyard garden which invites natural light and provides a lovely flow to the property. In addition there is a useful utility room. To the ground floor is a sitting room/double bedroom next to the shower room and WC, perfect for those with limited mobility.

The first-floor living room with large bay window boasts a rural open aspect with views towards the river Artro and cosy flame effect fire creates a relaxing focal point.

This property also features valuable driveway parking for up to three vehicles, along with a garage, ensuring convenience for residents and guests. The enclosed low-maintenance courtyard garden is perfect for alfresco dining and BBQ's and is the perfect safe place for children and pets to enjoy.

Currently a successful holiday rental, this home is equally suited as a spacious family residence. The quality and size of the accommodation must be viewed to be fully appreciated. The property benefits from full double glazing and is equipped with oil-fired central heating, ensuring comfort throughout the year.

With no onward chain, this home is ready for you to move in and make it your own. Contents are available by negotiation, providing further flexibility for potential buyers. Don't miss the chance to own this delightful property in a sought-after location.

- Attracted stone fronted three storey town house in heart of sought after coastal village
- Large kitchen/diner plus conservatory
- 4 King sized bedrooms (two ensuite)
- Driveway parking and garage
- First floor living room and ground floor sitting/bedroom
- Central heating and fully double glazed
- Low maintenance garden
- Luxury bathroom and ground floor shower room
- Successful holiday rental, contents available by negotiation
- NO ONWARD CHAIN





### Entrance Hall and Stairs

From the front courtyard a door opens to the spacious welcoming entrance hall with oak effect laminate flooring, space for console table and a cosy seating area under the stairs. There is a useful cupboard for coats and boots and doors off to the lounge/bedroom 4, ground floor WC and shower room and kitchen/diner. Carpeted stairs with wooden banister lead to the first floor landing where there is an airing cupboard with radiator and electric light.

### Bedroom 4/ Sitting Room

11'9" x 15'5" (3.6 x 4.7)

A spacious room with lovely bay window to the front fitted with attractive wooden shutters and having oak effect laminate flooring. This room is currently used as a ground floor king size bedroom ideal for those with mobility issues, being located next to the WC and shower room, but is equally suited to a second sitting room.

### Groundfloor WC and Shower Room

9'10" x 5'11" (3.02 x 1.82)

Beautifully tiled with white suite comprising of low level WC, hand basin and corner shower. Obscure window to the side and heated towel rail.

### Kitchen/Diner

17'8" x 9'9" (5.41 x 2.98)

Light and airy with a natural flow into the conservatory, this open plan kitchen/diner has a limestone tiled floor and range of contemporary base and wall units with attractive Silestone quartz work surface in "cream sparkle". There is space and plumbing for an American style fridge freezer, washing machine and dishwasher, a built in double oven, microwave oven and hob with extractor over.

### Utility

7'3" x 4'1" (2.23 x 1.27)

With tiled floor, boiler and shelving, plumbing and space for washing machine and room for other appliances. Also housing the boiler.

### Conservatory

9'9" x 13'3" (2.99 x 4.05)

Double full height glazed doors lead from the kitchen/diner into the conservatory. With tiled floor, fully fitted blinds, radiator and double patio doors to the courtyard garden.

### Sitting Room

17'10" (max) x 19'11" (max) (5.45 (max) x 6.09 (max))

A fabulous sitting room located on the first floor with two windows to the front, one being a beautiful bay having open aspect over the village houses and fields to the banks of the River Arto. This room has a large seating area centred around an Optimyst Dimplex flame effect fire and a further area suitable for a dining table or desk/games area.

### Bedroom 2

17'9" x 9'9" (5.43 x 2.99)

A large tranquil king size bedroom on the first floor with dual windows over looking the churchyard and fields.

### Family Bathroom

10'0" x 9'3" (3.05 x 2.82)

Luxury family bathroom with exceptional bath and very attractive tiling to the floor and walls and recessed spotlights. With white suite comprising of low level WC, splendidly sized bath, hand basin in period style vanity unit and bidet.

### Principal Bedroom

17'9" x 13'11" (5.43 x 4.26)

Located on the second floor this beautifully presented king size bedroom benefits from both a









contemporary ensuite and a large walk in wardrobe. Full of light from window to the front elevation fitted with wooden shutters and with room for kingsized bed and a seating area in front of a TV mounted on the wall.

#### **Ensuite (Principal Bedroom)**

5'10" x 7'4" (1.78 x 2.26)

Recently refitted en suite shower room with contemporary floor and wall tiling, white suite comprising of low level WC, hand basin in vanity unit and corner shower.

#### **Bedroom 3**

17'8" x 11'1" (5.4 x 3.4)

A large king size bedroom on the second floor with window over looking the churchyard and fields. Currently home to a double bed, a bunk bed and fitted wardrobes. Door to en-suite

#### **En-Suite Bedroom 3**

5'6" x 7'0" (1.7 x 2.14)

With shower, low level WC, hand basin in vanity unit, attractive flooring and roof light window.

#### **Garage and Driveway**

14'10" x 9'11" (4.54 x 3.03)

To the rear of the property there is a single garage with electric shutter door opening to the driveway where there is parking for up to three cars. The garage has lighting and power and a partially glazed side door leading to the garden.

#### **Exterior**

Double doors from the conservatory lead out to the rear courtyard garden with brick herringbone patio. Fully self enclosed with space for patio tables and chairs, flower beds and BBQ area, this private area is perfect for sunbathing and alfresco dining. In the courtyard there is an exterior double power point, lighting, a security light and an outside tap. There is access to the garage via a side door and a gate leads onto the driveway parking. The front of the property is bound by low stone walling and flower beds with steps leading to a raised patio and front door with slate roofed canopy over. At the front there is also an exterior double power point and outside lighting.

#### **Additional information**

Acw is fully double glazed with oil fired central heating. It is connected to mains electricity, water and drainage.





### Llanbedr and Surrounds

Acw is in the popular 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 walk 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, and a railway station 5 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.

The area contains a diversity of property and appeals equally as a holiday destination or a place to live.

### Article 4

The property benefits from Class C6 meaning that this has planning permission to use as a short term holiday let or primary residence.

### description

An immaculately presented 4 bedroom stone faced town house in the sought after village of Llanbedr. Benefitting from spacious accommodation over 3 floors with garden, garage and parking, Acw really does need to be viewed to appreciate the size, style and quality on offer. There are 4 double bedrooms, one with ensuite







and dressing room, two family bathrooms ,a stylish first floor lounge, dining kitchen and conservatory.

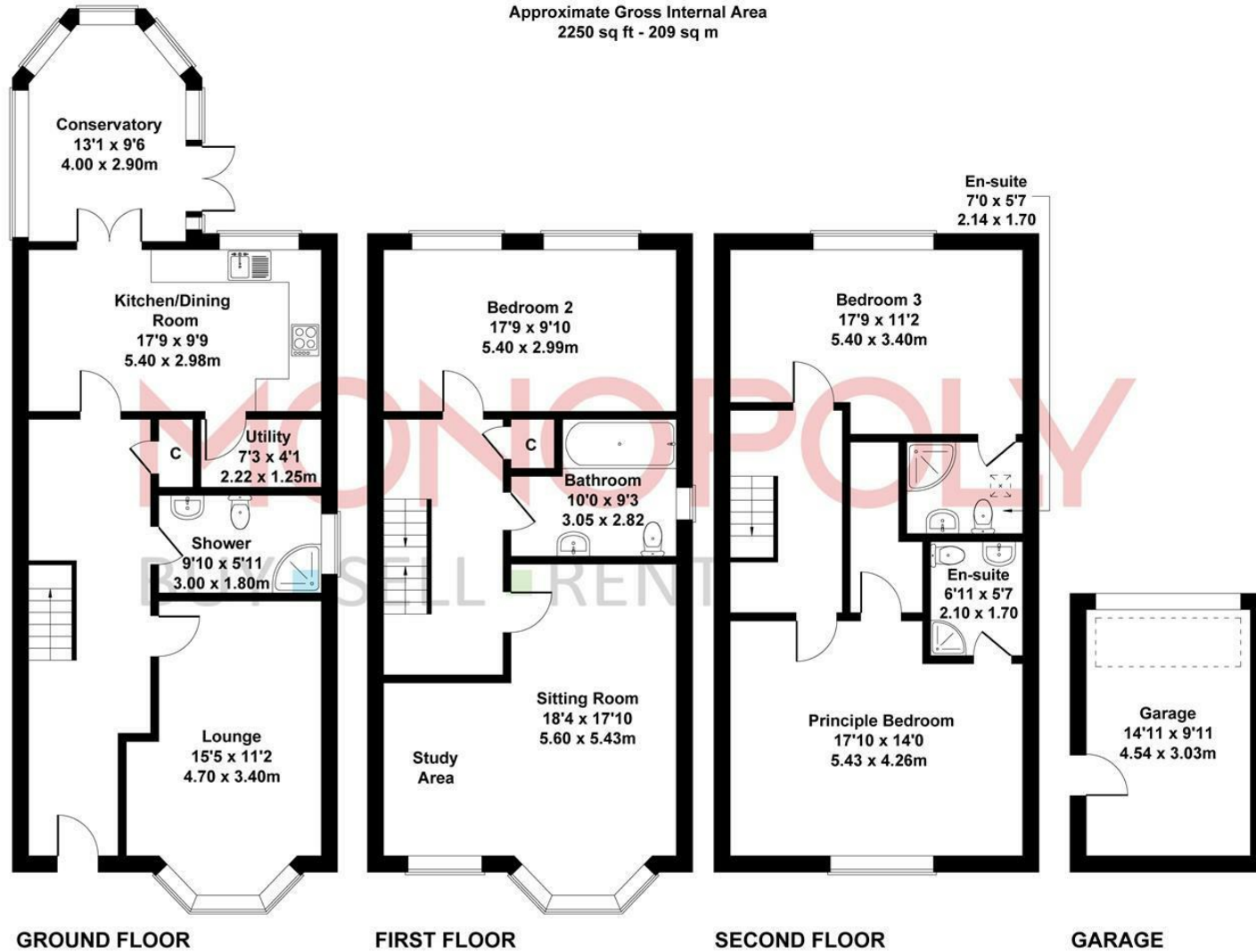
Acw has oil central heating and is fully double glazed. It has a lovely low maintenance courtyard garden a garage and driveway parking for up to 3 cars.





# Acw

Approximate Gross Internal Area  
2250 sq ft - 209 sq m

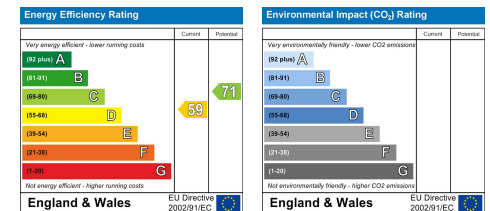


Not to Scale. Produced by The Plan Portal 2025  
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## MONEY LAUNDERING REGULATIONS 2003

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.













1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS  
01341 475000 | [gwynedd@monopolybuysellrent.co.uk](mailto:gwynedd@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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