

An aerial photograph of a coastal property. A yellow line outlines a large area including a main house, a detached garage, and a field. The property is situated on a grassy hill overlooking the sea. In the background, there are mountains and a clear blue sky. The text "PRIVATE DIRECT BEACH ACCESS" is overlaid in large yellow letters.

PRIVATE DIRECT BEACH ACCESS

Rebena

Llandanwg || LL46 2SD

£499,950

MONOPOLY
BUY ■ SELL ■ RENT



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If you are searching for the elusive stylish coastal home with spectacular mountain and sea views coupled with PRIVATE DIRECT BEACH ACCESS, then Rebena is the house you have been waiting for.

Perched above the award winning Llandanwg beach, the extensively renovated and extended semi-detached property has a direct path across its own private meadow to gated steps leading to the golden sands below. Imagine waking up with a sea view from the pillow and stepping outside for a morning coffee with such an outlook, followed by a paddle in the sea.

Rebena occupies one of the prime rare plots along this highly exclusive strip of coastland with the benefit of large lawns, high end contemporary styling and stupendous views. The sizeable sun drenched plot is landscaped and beautiful with the benefit of its very own meadow, sea views to the rear and mountain views to the front. The long driveway provides uncompromising parking.

Internally it is guaranteed to impress with three bathrooms, three bedrooms (the principal with glazed Juliet balcony and breathtaking sea views), high end kitchen/diner with tri-folding doors to garden and a sea of granite, cosy lounge with log burning fire, underfloor heating and bespoke locally crafted oak and glass staircase.

To the ground floor are two bedrooms with two bathrooms servicing these, on the first floor is the principal bedroom with French doors opening to a glazed Juliet balcony having expansive and uninterrupted sea and coastal views. There is a further bathroom next door for this principal suite.

The property is fully double glazed with underfloor heating to the majority of the ground floor.

With planning permission for use as a second home or primary residence, this is the perfect coastal home or get away and is being sold with the benefit of NO ONWARD CHAIN.

- OUTSTANDING COASTAL PROPERTY - with private direct beach access and uninterrupted views
- EXTENSIVELY RENOVATED AND EXTENDED - 3 bedrooms, 3 bathrooms, large kitchen/diner
- LUXURY KITCHEN/DINER - high end spec, open plan with tri-folding doors opening to patio
- LOG BURNING STOVE - cosy lounge with dual aspect views
- JULIET BALCONY WITH UNINTERRUPTED SEA VIEWS - principle bedroom
- DIRECT BEACH ACCESS - private path across owner's meadow to gated steps to beach
- SIZEABLE PLOT - large lawned garden and plentiful parking
- AWARD WINNING BEACH - Llandanwg beach awarded "Best Beach in the UK" award in 2022
- CURRENTLY A SECOND HOME - planning permission for use as second home or primary residence.
- NO ONWARD CHAIN



Entrance Hall

With underfloor heating to ceramic flagstone effect tiling, doors of to the main ground floor accommodation and a beautiful locally made solid oak and glass staircase rising to the first floor.

Living Room

14'1" x 11'7" (4.3 x 3.55)

Flooded with light from dual aspect windows with mountain, rural and garden views, cosy log burning stove and underfloor heating to the tiled floor.

Kitchen/Diner

17'7" x 15'1" (5.38 x 4.62)

The heart of the house, this impressive room benefits from a high end kitchen and triple-folding doors which open completely to the patio area and garden seamlessly connecting the outside in and allowing the sound of gentle waves and the fresh sea breezes to waft through. There is a natural dining area to the side of this L shaped room. In addition there is a relaxing seating area in front of the tri-fold doors making this a great social space for entertaining.

The kitchen benefits from a range of Shaker style wall and base units, plus breakfast bar with stools, granite worktop and integrated appliances including: AEG double ovens, lower with steam function and sensor assisted cooker, upper a multi oven with microwave function, AEG induction hob with extractor over, dishwasher, fridge freezer, AEG wine fridge and step in corner pantry.

The floor benefits from under floor heating beneath the attractive ceramic flagstone effect flooring.

Door to utility and to entrance hall.

Ground Floor Shower Room

7'2" x 4'3" (2.2 x 1.3)

With white suite comprising of shower with drench attachment, hand basin in vanity unit, low level WC and heated towel rail. Part tiled walls and underfloor heating to tiled floor.

Utility Room

9'6" x 4'1" (2.9 x 1.27)

The high specification continues into the utility with a granite worktop, stainless steel sink, space and plumbing for a washing machine and a tumble drier, built in shoe storage, tiled floor (underfloor heating) and door to outside. The perfect space for shaking off sandy and muddy boots and shoes after a day outside, especially with the shower room adjacent.

First Floor Landing

A wood and glass staircase leads to the light and airy first floor landing with 2 roof light windows and doors off to the principal bedroom, bathroom and large store room.

Principal Bedroom

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

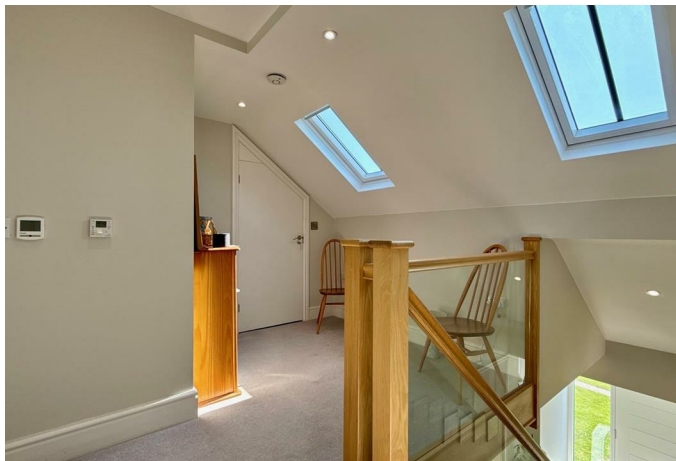
Breathtaking! With wide French doors opening to glass balustrade Juliet balcony providing uninterrupted sea views across Cardigan bay to the Llyn Peninsular and Snowdonia mountain ranges. Built in wardrobes with mirrored doors, roof light window and recessed spotlights. The bathroom is adjacent.

First Floor Bathroom

9'6" x 8'2" (2.9 x 2.5)

Beautifully appointed with underfloor heated porcelain tiled floor and walls, large bath with central taps, separate shower cubicle with rainforest drench shower attachment, built in bathroom furniture, hand basin and low level WC, upright radiator and LED touch lit mirror. Obscure window to the rear.





Bedroom 2

11'5" x 10'2" (3.5 x 3.10)

A king sized room on the ground floor with field and mountain views over to the Moelfre and Rhinogs. The ground floor bathroom is adjacent.

Bedroom 3

11'5" x 9'6" (3.5 x 2.9)

A further king sized room on the ground floor with garden views. The ground floor bathroom is adjacent.

Ground Floor Bathroom

5'10" x 4'11" (1.8 x 1.5)

Well appointed with part tiled walls and underfloor heating to tiled floor. Large bath with centre taps and shower over with drench attachment. Low level WC and hand basin in fitted bathroom furniture. Heated towel rail and obscure window to the rear.

Large Store Room

11'8" x 6'10" (3.56 x 2.10)

On the first floor, housing the water tank and providing spacious eaves storage.

Outbuilding

Formerly a garage, this useful outbuilding has lighting and power sockets and plenty of storage space, including additional fridge/freezer space. A very useful space for drying boots, clothes and storing beach goods.

Exterior

Benefitting from a long lawned garden to the front with equally long driveway provided ample parking for multiple vehicles, boats etc. To the rear is an enclosed garden with stone flagged patio in front of the kitchen/diner bound by low feature stone walling. There are mature bushes and shrubs and a gate to the private field and beach beyond.

Private Beach Access and Meadow

The field has mown pathways and seating areas cut into the meadow and at the end is a gate and steps leading directly to the beach below.

Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed with electric heating and the log burning stove. There is underfloor heating to much of the ground floor.

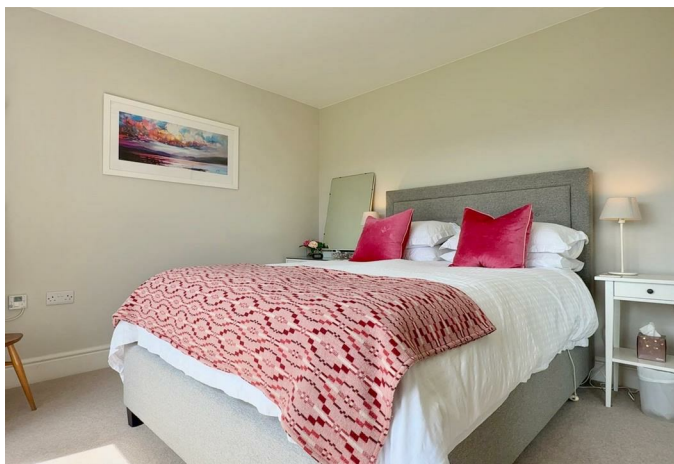
Article 4

The property has a class of C5, with permission for use as either a second home or primary residence.

Llandanwg and its Surrounds

Llandanwg between Barmouth and Harlech, is famous for its beautiful beach and medieval church in the dunes which stands just a stone's throw from the sea. The beach is sheltered from strong winds, making it a perfect place for relaxation. It's popular with fishermen – the local catch includes dogfish, bass, flatfish and mackerel. It has its own beachside cafe and Pensarn Harbour is nearby. The Welsh Coastal path and other scenic walks are on the doorstep. It has a railway station served by the Cambrian Coastline railway which offers links to local towns, the Midlands and beyond. It's close to the castle town of Harlech, a popular resort offering a range of facilities including shops, schools, swimming baths, petrol station and the Royal St David's Golf Club.

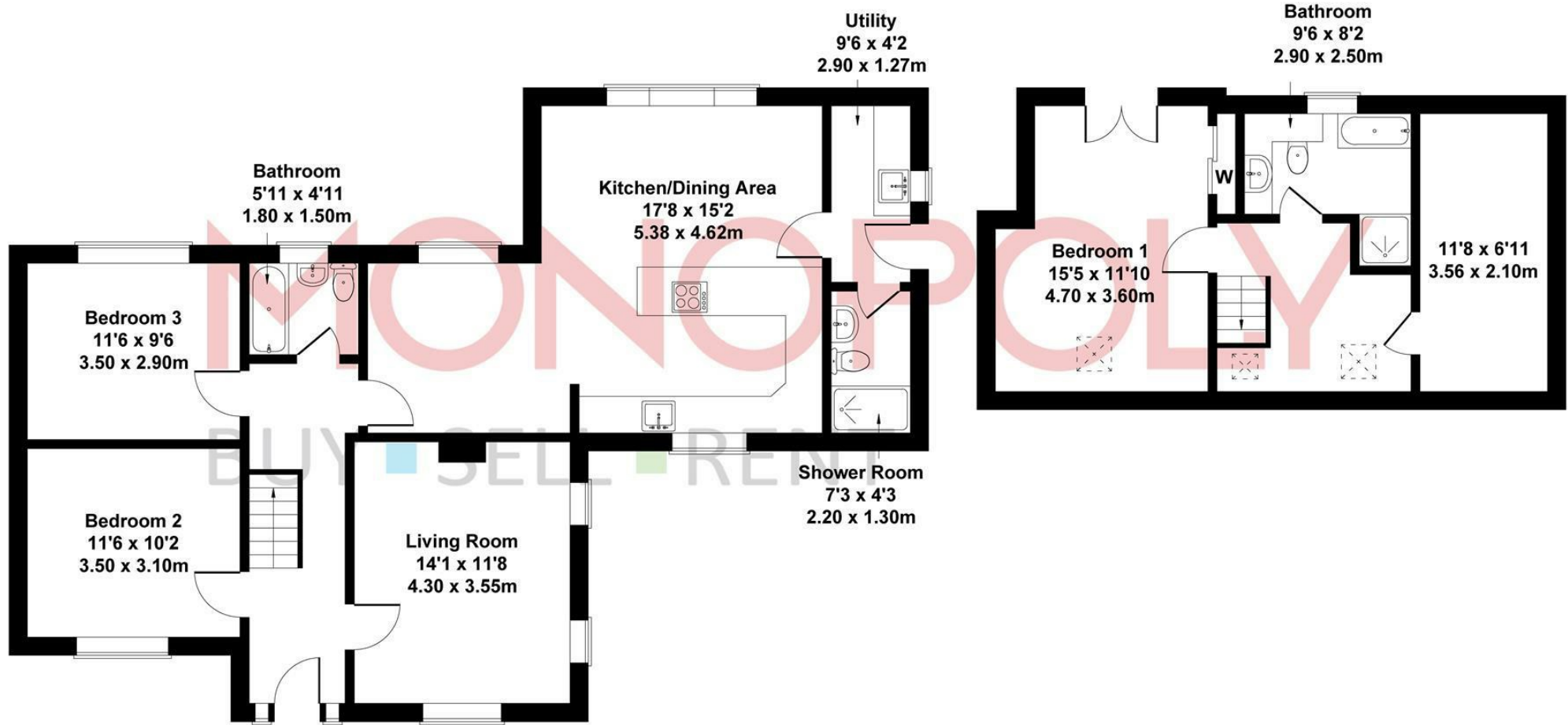






Rebena

Approximate Gross Internal Area
1432 sq ft - 133 sq m



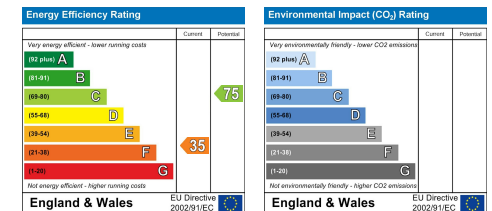
Not to scale for illustrative purpose only.

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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