



Afallon Fach

Llanbedr | LL45 2PD

£295,000

MONOPOLY

BUY ■ SELL ■ RENT



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Llanbedr | | LL45 2PD

Tucked away in a quiet idyllic location on a private estate yet in the heart of the popular coastal village of Llanbedr, this RECENTLY CONSTRUCTED PROPERTY presents an exceptional opportunity to acquire a beautifully designed contemporary house with a 10 year new build warranty.

This immaculate property boasts two well-appointed bedrooms, plus dressing room/study area making it ideal for modern living. The ground floor features a contemporary open plan living area with stylish kitchen diner leading on to a spacious lounge enhanced by bifold doors opening to the patio and garden, and that invite natural light and provide a delightful view of the lovely garden which backs on to fields.

The house is thoughtfully designed for low maintenance, allowing you to enjoy your surroundings without the burden of extensive upkeep. The garden, adorned with stone walling, a lush lawn, and a variety of shrubs and trees, offers a serene outdoor space perfect for relaxation or entertaining. For younger family members there is even a built in slide and climbing wall. Additionally, the property benefits from gated parking for several vehicles, ensuring convenience and security. A small orchard is shared by the residents.

Inside, the home is equipped with underfloor heating on the ground floor, propane central heating, and double glazing. The first floor features a family bathroom, while a convenient ground floor W/C adds to the practicality of the layout.

Situated in a sought-after cul-de-sac location, in a very favourable end of row position with (row of just 3 houses) this property borders picturesque fields and is within walking distance to village amenities, making it an ideal choice for those seeking a peaceful yet connected lifestyle. With its immaculate presentation and well-designed living spaces, Afallon Fach epitomises the best of contemporary living in an idyllic coastal village setting. This is a rare opportunity not to be missed.

- Idyllic tucked away location in heart of popular coastal village of Llanbedr
- 2 bedroom extremely stylish contemporary house
- Gated driveway parking and attractive landscaped gardens
- 10 year new build warranty
- Backdrop of fields, trees and hills
- Underfloor heating to ground floor, central heating and double glazing
- Luxury kitchen/diner with granite work tops
- Well appointed bathroom with free standing bath plus walk in shower
- Walking distance of village amenities
- Open plan living space with bi-fold doors to garden



Lounge/Kitchen/Diner

28'6" × 14'4" (8.71 × 4.37)

A very attractive living space with underfloor heating beneath the wood effect tiled flooring, contemporary well equipped kitchen, dining area and spacious lounge with bi-folding doors to the garden beyond.

Kitchen/Dining Area

Having a range of contemporary wall and base units with granite counter over plus island, built in oven and hob with extractor over, integrated dishwasher, large composite sink with hose tap and space for an American fridge freezer. Recessed spotlight and under counter lighting to base units.

Lounge Area

Benefitting from built in entertainment wall with space for 70" TV, bi fold doors to garden and high vaulted ceiling giving a light and airy feel to the living space.

Ground Floor Cloakroom and Utility

5'9" × 2'3" (1.77 × 0.7)

Having low level WC and hand basin and space and plumbing for washing machine, plus extractor fan.

Bedroom 1

10'0" × 9'7" (3.05 × 2.94)

King sized bedroom with rural view to the front and a range of built in wardrobes.

Bedroom 2

15'8" × 7'7" (4.79 × 2.32)

A double bedroom with view over the garden to trees, fields and exposed rock face on the hills beyond. Benefitting from a additional dressing room or study area.

Bathroom

6'6" × 6'0" (1.99 × 1.83)

Beautifully tiled walls and floor, with free standing bath with central taps, walk in shower with rainforest attachment, hand basin in vanity unit and low level WC. Heated towel rail and touch LED mirror.

Exterior

To the front is gated driveway parking with space for several cars. This area is bound by stone walling, screened by bushes with block paved driveway and seating areas. There is a screened bin store keeping these neatly tucked away out of sight. A new tarmac driveway leads to the gated area.

To the rear is an wonderful landscaped garden with a backdrop of fields and trees. There is a large patio outside the bi-folding doors, lawn and paths to three further tiers with stone walling features, flower beds, hedges and fencing. There is even a built in slide and climbing frame.

Additional Information

The property is connected to mains electricity, water and drainage. It benefits from LPG gas central heating with underfloor heating to the ground floor and is fully double glazed. The property comes with a new build 10 year warranty.

It also benefits from a MIST sprinkler system.

According to the deeds, unfortunately dogs are not permitted.

Llanbedr and its Surrounds

Afallon Fach 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





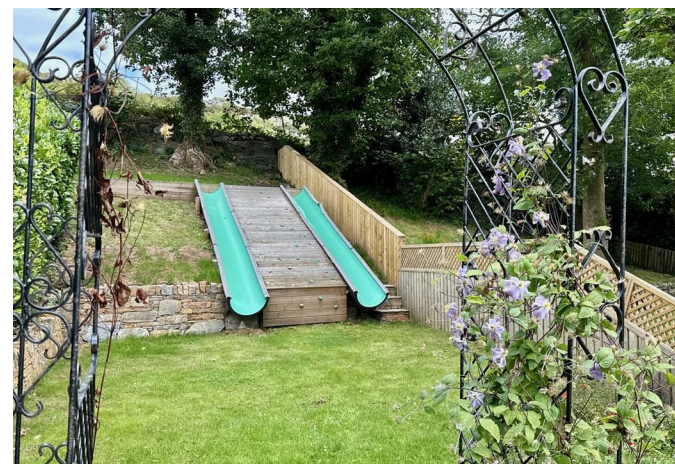
store, two public houses, a country house hotel and the village church. The local playing fields, Llanbedr CIW Primary School and the Cylch are just a few minutes walk away. Harlech with its World Heritage listed castle, famous beach and the renown Royal St David's links golf course is 2 miles north 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.

Article 4

Afallon Fach has a classification of C3, primary residential.



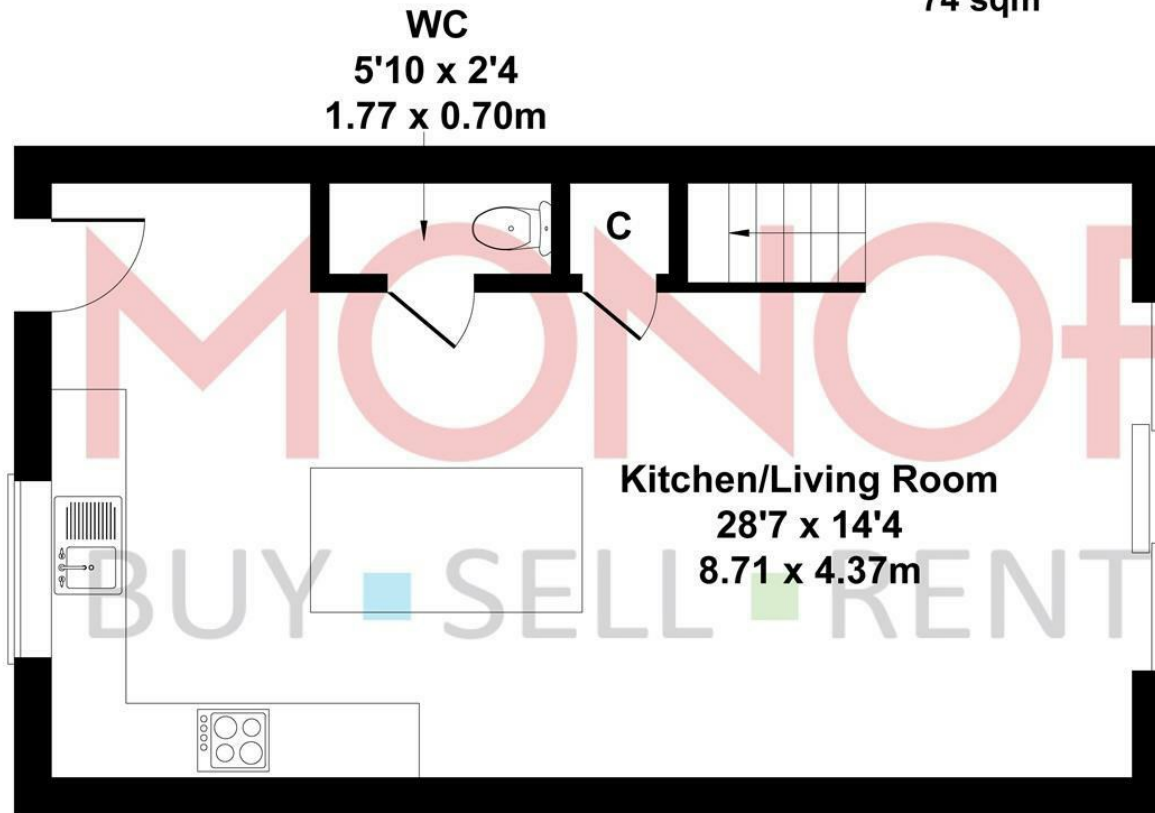




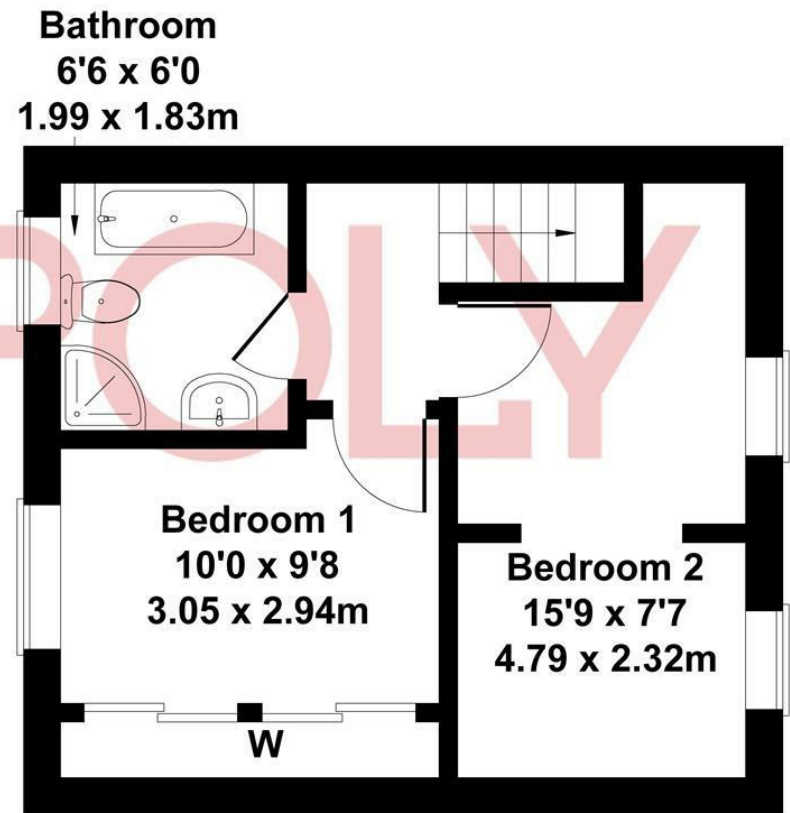
Afallon Fach

Approximate Gross Internal Area

74 sqm



GROUND FLOOR



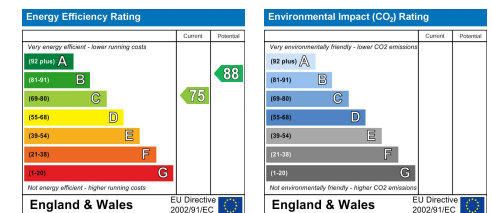
FIRST FLOOR

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.







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