



Tre Coed

Llanbedr | LL45 2PD

£425,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



Tre Coed

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Tucked away in a quiet very private location, yet in the heart of the popular coastal village of Llanbedr, this exceptional detached house offers a delightful blend of comfort and individuality. Boasting four well-appointed bedrooms and three bathrooms, it is the ideal family home, constructed approximately 20 years ago to a Swedish design.

Additionally, a detached self contained annexe with wood burning stove and shower room presents endless opportunities for new owners.

There is more than ample parking for cars, camper vans and boats on the large driveway. Surrounded by lush trees and greenery, the sunny garden is a true highlight, featuring quirky surprises that enhance its appeal, alongside numerous sheds and a summer house for outdoor enjoyment.

The interior is immaculately presented and exceptionally well maintained. The large kitchen diner, complete with newly fitted kitchen also has space for comfy seating and is perfect for family gatherings, patio doors open to the garden for alfresco dining.

The cosy living room, with recently installed log burner, offers a warm and inviting space to relax.

A ground floor bedroom with an en-suite and patio doors provides convenient access to the garden with a secluded outdoor space of its own, making it suitable for all mobilities. Additionally, there is a family bathroom on the ground floor and further bedroom.

Upstairs are two spacious double bedrooms and another well-appointed bathroom. The property is fully double glazed and benefits from central heating, ensuring comfort throughout the year and has a EPC rating of C.

This beautiful, quiet location is just minutes walk from the village centre with 3 pubs, village school, hall and transport links and is close to sandy beaches.

With individual design and ample space inside and out, this home really stands out from the crowd, offering endless scope for home working, blended family living, hosting friends and offers the best of coast living.

NO ONWARD CHAIN

- INDIVIDUAL STYLISH HOME - 4 bedroom detached house beautifully presented built 20 years ago to Swedish architectural design
- ANNEXE - detached annexe with wood burning stove, shower and W/C, totally self contained
- LARGE GARDEN - sunny garden surrounded by greenery, very private and delightful
- WOOD BURNING STOVE - cosy lounge with recently installed wood burner
- PERFECT FOR ALL MOBILITIES - ground floor bedroom with en-suite and patio doors to private garden area
- SOCIAL KITCHEN/DINER - recently installed new kitchen to large kitchen/diner with patio doors to garden
- 3 WELL APPOINTED BATHROOMS - 2 on ground floor and one to first floor.
- ENERGY EFFICIENT - EPC C, double glazed with oil fired central heating
- MORE THAN AMPLE PARKING - extremely large driveway, space for cars, camper vans, boats
- QUIET CONVENIENT LOCATION tucked away yet only minutes walk from village amenities



Entrance Hall

Light and welcoming with doors off to the main ground floor accommodation and understairs storage including a pantry cupboard.

Lounge

12'4" × 14'11" (3.77 × 4.57)

Warm and inviting living room with recently installed log burner on slate hearth and window to the front garden. Perfect for cosy winter nights.

Kitchen/Diner

15'10" × 10'7" (4.85 × 3.25)

An outstanding room, semi open plan to the additional dining and sitting room beyond and with patio doors to the garden.

The contemporary kitchen has been recently installed with a range of wall and base units including a central island. With built in double oven and grill, ceramic hob with extractor fan over, integrated fridge freezer, integrated full size dishwasher and including free standing washing machine and condenser tumble dryer. Recently laid Surestep tile effect flooring.

Dining Area/Seating Area

12'8" × 13'5" (3.87 × 4.1)

Dining room or additional lounge, perfect for summer days with patio doors opening to the garden.

Ground Floor Bedroom Suite

14'3" × 10'7" (4.36 × 3.25)

Perfect for those with reduced mobility, visiting guests, dependant relatives. This very private suite comprises of a large double bedroom with patio doors out to its own seating area plus an en-suite shower room.

En-Suite to Ground Floor Bedroom

Modern large shower with glass door, white wash hand basin set in vanity unit and low level WC, tiled floor and walls, bathroom furniture, side aspect obscured window.

Ground Floor Family Bathroom

Well appointed with tiled floor and walls and white suite comprising of large modern corner shower with multi head shower, low level WC, vanity unit with handbasin, heated towel rail, window to rear and built in storage cupboard.

Bedroom 2

12'4" × 18'6" (3.78 × 5.66)

A spacious double bedroom airy and light with high vaulted ceiling with exposed beam and window to side plus roof light window. Under eaves storage.

Bedroom 3

16'0" × 15'2" (4.88 × 4.63)

A further spacious double with high vaulted ceiling with exposed beam and window to side. Under eaves storage and door to en-suite.

First Floor Bathroom

5'9" × 5'8" (1.76 × 1.75)

With modern white suite comprising wash hand basin, low level WC, bath with shower and glass screen, partially tiled walls and roof light window.

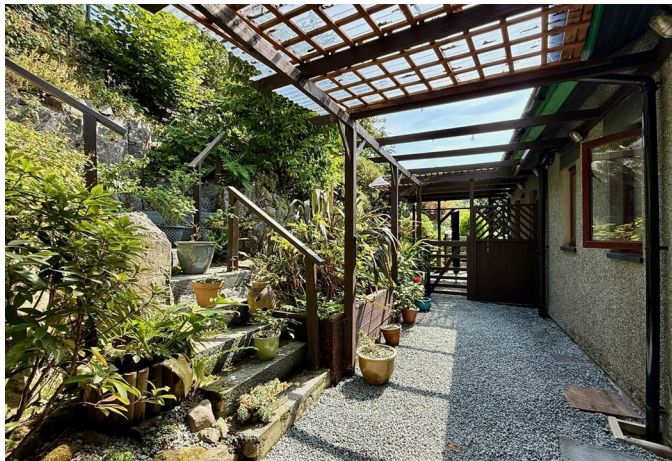
En-suite to bed 3, this could easily be made into a private bathroom for both of the first floor bedrooms.

Bedroom 4/Home Office

7'3" × 6'10" (2.21 × 2.1)

On the ground floor with window to the front, this single bedroom would also lend itself to being a perfect home office or hobby room.





Self Contained Annexe

A superb self contained annexe with conservatory lounge to the front, cosy living room with wood burning stove and sink, and counter, plus shower room/WC.

Annex Conservatory Lounge

9'10" × 8'8" (3.01 × 2.65)

A delightful conservatory seating area to the front with door to garden and door to living room.

Annex Living Room

12'8" × 8'9" (3.87 × 2.68)

Cosy and charming with log burning fire and basic kitchen facilities including counter with stainless steel sink, wall and base units, free standing washing machine.

There is plenty of space for comfy seating, desk etc and this versatile space is perfect for over flow accommodation, workspace or hobby room etc.

Door to shower room.

Annex Shower Room

6'0" × 8'10" (1.84 × 2.7)

Well designed with electric shower in cubicle and low level WC and hand basin.

Window and door to exterior.

Driveway Parking

To the front is driveway parking for at least five vehicles, boats, camper vans etc. There are electricity points and water on the annex adjacent external wall.

Exterior

The gardens are a stand out feature of the property, and extend to approximately a third of an acre. They are extremely private and a nature lovers delight, the sunny stunning gardens are surrounded by trees and greenery and include multiple areas for dining, relaxing, children's games, vegetable plots and fruit trees. Scattered throughout are quirky details which will not fail to delight including interesting, appealing and unique tree carvings. It really is a delight and a wildlife haven with colour and interest all year round due to the vast array of mature and beautiful trees, shrubs and plants.

If that wasn't enough, there is an extremely spacious driveway, 7 sheds, one summer house, 2 moveable bin stores, a small almost hidden tool store plus 2 log store areas

Several areas are protected from the elements by roofing and make ideal all weather and all year entertaining areas. The gardens can be accessed via the double patio doors from either the living room or kitchen and one of the ground floor bedrooms also has access via double patio doors to its own private garden area.



Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed with oil fired central heating and log burner in the lounge.

Llanbedr and its Surrounds

Tre Coed benefits from wonderful river and mountain walks right from the doorstep and is located 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 which 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

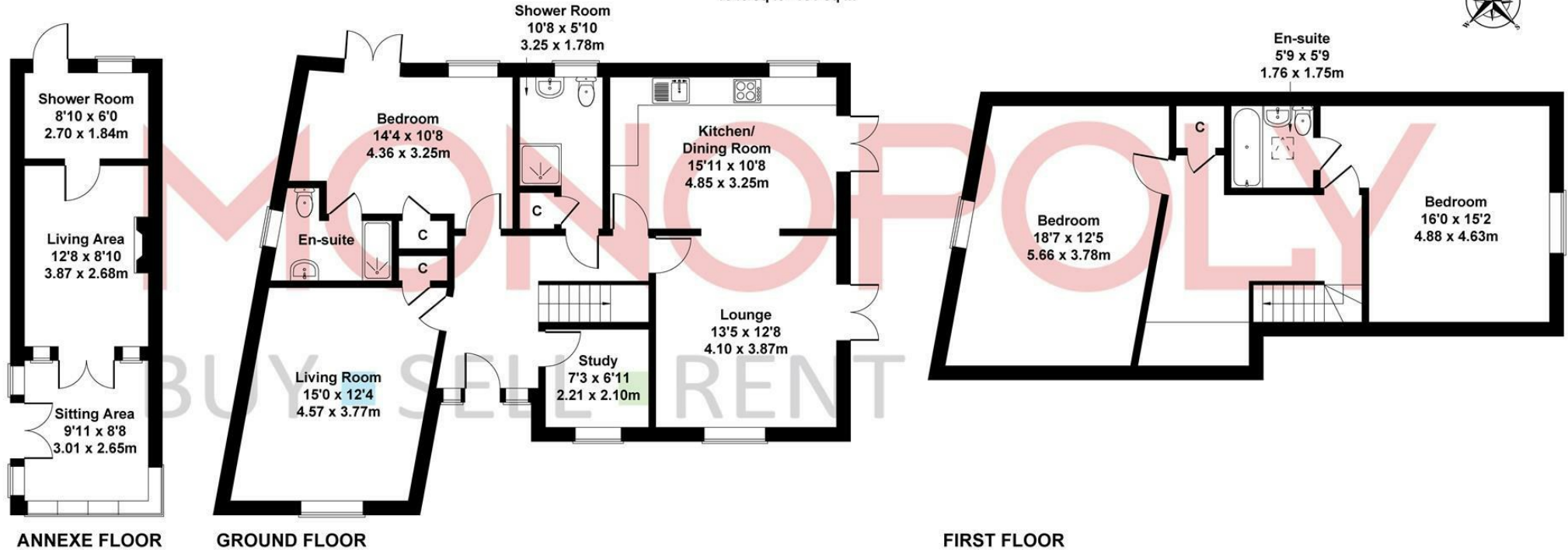
The property has a class C3 primary residential.





Tre Coed, Ystad Y Wenallt Llanbedr, LL45 2PD

Approximate Gross Internal Area
1948 sq ft - 181 sq m



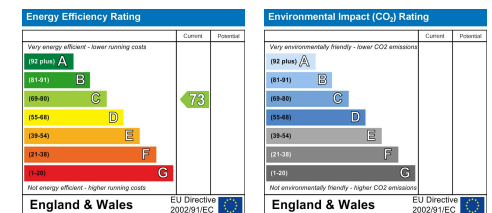
Not Drawn To Scale, For Illustrative Purposes Only.

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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