



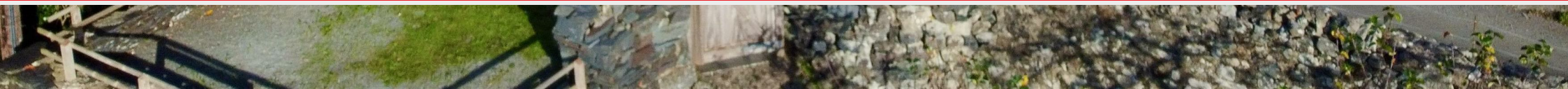
3 Pant Golau

Llanbedr | LL45 2HS

£265,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





3 Pant Golau

Llanbedr | | LL45 2HS

In the idyllic hamlet of Pensarn, just outside Llanbedr, this delightful four-bedroom triple-fronted traditional cottage offers a perfect blend of comfort and picturesque surroundings. Currently operating as a second home and holiday let, this property presents an excellent opportunity for those seeking a coastal home, tranquil retreat or a lucrative investment.

As you step inside, you are welcomed by a spacious kitchen/diner with exposed stone walling, ideal for family gatherings and entertaining guests. The cosy lounge, complete with a log-burning stove, provides a warm and inviting atmosphere, perfect for relaxing after a day of exploring the stunning local area. The cottage features a convenient ground floor shower room and a first-floor bathroom, ensuring ample facilities for family and visitors alike. There is also easy driveway parking for at least 2 cars.

The property boasts a sunny coastal facing garden that backs onto fields, offering a perfect outdoor space to unwind and enjoy the sea, estuary and rural views. The sunny garden is an ideal spot for al fresco dining or simply soaking up the sun. Additionally, the property includes a rear utility and boot room area, providing practical storage solutions for outdoor gear, coats and muddy and sandy shoes.

With no onward chain, this cottage is ready for you to move in and start enjoying the idyllic lifestyle that Pensarn has to offer. The village itself is within walking distance, and the beautiful Llandanwg beach is just a short stroll away, making it perfect for those who appreciate coastal living. Public transport links are just a short walk from the house.

This property is a rare find, combining traditional charm with modern conveniences in a stunning location. Don't miss the chance to make this enchanting cottage your new home or holiday getaway.

- **DECEPTIVELY SPACIOUS** - 4 bedroom triple fronted cottage
- **DRIVEWAY PARKING** - for at least 2 cars
- **SUNNY GARDEN** - with sea, estuary and rural views backing onto fields
- **IDYLLIC HAMLET**- walking distance of village pubs, transport links and beach
- **TRADITIONAL FEATURES** - exposed stone walling, log burning fire in lounge
- **MODERN CONVENIENCES** - first floor contemporary bathroom and ground floor shower room
- **UTILITY BOOT ROOM** - useful area for storing muddy, sandy boots and outdoor paraphernalia
- **QUIET END OR ROW LOCATION** - one of a row of just 3 cottages
- **SECOND HOME AND HOLIDAY LET** - perfect coastal home or retreat
- **NO ONWARD CHAIN**



Entrance Hall

Spacious entrance hall with slate tiled floor, shelving and plenty of space for coats. Doors lead off to the kitchen/diner and lounge and stairs rise to the first floor.

Lounge

17'4" x 12'5" (5.3 x 3.8)

With rural views to the front and cosy log burning stove on tiled hearth with slate surround.

Kitchen/Diner

14'9" x 12'5" (4.5 x 3.79)

A sociable room with well equipped kitchen and space for a large dining table and chairs in front of the dual windows. Slate flooring and exposed stone walling add character.

The kitchen benefits from a range of wall and base units with peninsula worktop and bar stools. With NEFF appliances including a built in double oven/grill, 4 ring hob and dishwasher. In addition there is an undercounter fridge and space of an under counter freezer.

Door to utility/boot area and ground floor shower room.

Boot/Utility Room

This useful and versatile area to the rear has a concrete floor and partial brick and stone walling. The room has plumbing and space for a washing machine and other appliances and provides plentiful storage space. A door leads out to the driveway so there is easy access for those with dirty/sandy boots, wet clothes, pets and children who have been enjoying the outdoors.

A door at the other end leads to the shower room.

Ground Floor Shower Room

6'6" x 3'4" (2 x 1.02)

With tiled enclosure, electric shower, hand basin in vanity unit, heated towel rail and low level WC.

Bedroom 1

13'3" x 9'2" (4.04 x 2.8)

A king sized room with far reaching views across fields to the sand dunes and sea.

Bedroom 2

10'5" x 7'10" (3.2 x 2.4)

A twin room dual views down the lane and across fields, trees and gardens.

Bedroom 3

9'6" x 7'3" (2.9 x 2.23)

A further double with far reaching views across fields to the sand dunes and sea.

Bedroom 4

9'11" x 8'10" (3.03 x 2.7)

A fourth double with window seat and views of trees to the front.

First Floor Bathroom

6'10" x 5'5" (2.1 x 1.67)

Contemporary bathroom with white suite comprising of P shaped bath with shower over, hand basin and low level WC. Heated towel rail, tiled walls, recessed spotlights and obscure window.

Exterior

To the front is a low wall and small courtyard and path leading to the front door. To the side is the parking area for at least 2 cars which leads to the rear where there is additional storage space and door to the boot/utility room.

Steps lead up to the elevated flat lawned garden bound by stone walling. The garden has a very sunny





aspect facing the coast with views over the fields to the dunes, estuary and sea. There is a large decked seating area by the house and further hard standing at the end of the garden.

Additional Information

The property is connected to mains electricity and water. Drainage is private to shared septic tank with No 2 Pant Golau and located in No. 2's garden. Heating is electric plus the log burning stove in the lounge.

The property is double glazed.

Please note the solar panels are not currently in use following inverter failure and are feed in tariff only when in operation.

Pensarn and Llanbedr

Pensarn is a picturesque, slightly elevated hamlet consisting of 14 properties that overlook Pensarn Harbour and its yacht moorings, Shell Island, beautiful local beaches and open farmland. It lies within the boundary of the Snowdonia National Park. The nearest beach is Llandanwg, about a 15 minute walk along the recently opened 'Wales Coast Path' or a five minute drive.

The village of Llanbedr with shops and three superb pubs/restaurants is less than a mile away on the A496 and can also be reached via a pleasant walk down a backwater single track lane. Harlech with its formidable World Heritage Listed castle, beautiful sandy beach and the internationally renowned Royal St David's links golf course is two miles north of the village. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets.

For those that require it, a private aircraft can be landed at Llanbedr airport which is about 3 miles from this property.

The nearest railway station is a five minute walk away located on the Cambrian Coastal Line which runs between Aberystwyth, Pwllheli and Shrewsbury, continuing to Birmingham and then beyond. Behind the village of Pensarn is the spectacular Rhinog mountain range that comprises varying hiking challenges for all abilities.

Article 4

The property is currently in use as a holiday let and second home and can be used as

a primary residence.

The purpose of the Article 4 Direction is to revoke the right to change of use without planning consent, for the following use:

Change of use of a main residence (use class C3) into a second home (use class C5) or short-term holiday let (use class C6) and specific mixed uses;
Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;
Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.





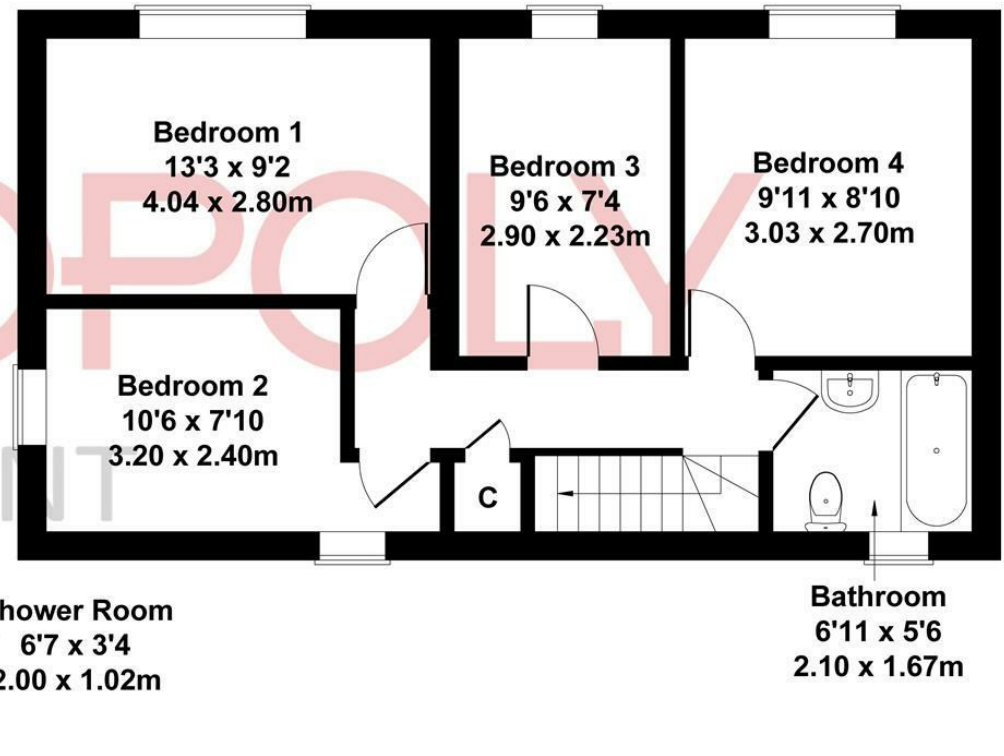


3 Pant Golau

Approximate Gross Internal Area
1227 sq ft - 114 sq m



GROUND FLOOR



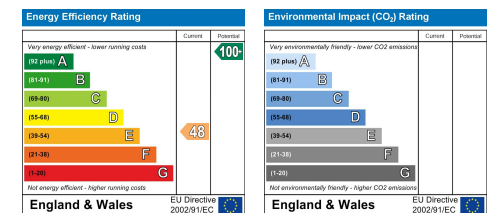
FIRST FLOOR

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.







1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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