



Tom Parry

1 Capel Fawnog Soar, Talsarnau, LL47 6UW

£165,000

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A charming two-bed semi-detached cottage set within an exceptionally large, mature garden, offering a rare opportunity to create a beautiful rural retreat. Nestled in a peaceful countryside setting, the property enjoys a wonderfully private position with far-reaching green views and a tranquil atmosphere throughout.

Inside, the cottage is in need of some refurbishment, presenting an ideal project for buyers looking to modernise and add their own style. The layout currently includes a cosy living area, kitchen, bathroom, and two bedrooms, with scope to reconfigure or extend (subject to planning) thanks to the generous plot.

The expansive garden is a standout feature – a superb space for landscaping, outdoor dining, or simply enjoying the quiet rural surroundings. With its idyllic location and strong visitor appeal, the cottage offers excellent holiday-let potential, making it equally suited as a personal countryside escape or an investment opportunity.

A delightful rural property with huge scope, ready to be transformed into a charming home or profitable getaway.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

LOUNGE

3.68 x 4.58 (12'0" x 15'0")

Feature fireplace with log burning stove, original ceiling beams, laminate flooring, window to front, open to

KITCHEN

1.65 x 4.57 (5'4" x 14'11")

Galley kitchen comprising wall and base units including integrated oven with hob and extractor hood above, laminate worktops, sink and drainer unit, tiled splash back, vinyl flooring

INNER HALLWAY

Stairs leading to first floor

FIRST FLOOR

LANDING

Doors leading to

BEDROOM 1

3.15 x 3.02 (10'4" x 9'10")

Window to front with beautiful garden views, fitted carpet, electric wall heater

BEDROOM 2

2.42 x 3.03 (7'11" x 9'11")

Window to front with beautiful rural views, fitted carpet, electric wall heater

BATHROOM

2.53 x 1.56 (8'3" x 5'1")

White suite comprising panelled bath with "Mira Sport" shower above, low level W.C., wash hand basin, vinyl flooring, partially tiled walls, chrome heated towel rail, obscured window to rear

EXTERNAL

One of the key highlights of the property is the beautifully mature gardens surrounding the property. These provide ample areas for outdoor dining,

entertaining and growing any variety of fruit and vegetable that you may wish. There are several stone and wooden outbuildings for additional storage needs.

The property is approached by a shared driveway with next door - 2 Capel Fawnog - and both properties have the benefit of private spacious parking areas.

LOCATION

The property is located at the end of a private track which leads to 1 & 2 Capel Fawnog. Mature gardens surround both properties with nothing to disturb the rural peace and quiet. Positioned just a five-minute drive from the Dwyrd Estuary, designated as a Site of Special Scientific Interest, the hamlet of Soar offers unparalleled access to the natural beauty of the area. Perfectly situated for birdwatching enthusiasts and avid walkers alike, residents can explore the wonders of the nearby Welsh Coastal Path. Talsarnau, a 5 minute walk away, also has convenient access to transportation and amenities, benefitting from proximity to both bus and rail links, facilitating easy travel to neighbouring towns. Porthmadog is just a short distance away by bus or train, with a variety of shops, cafes, and restaurants. Similarly, Harlech, famed for its medieval castle and breathtaking beach, is also easily accessible from Ynys.

SERVICES

Mains water, drainage and electricity.

MATERIAL INFORMATION

Stone construction freehold property
Gwynedd council tax band B
For Article 4 purposes currently classed as a holiday let property.







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

EPC Awaited



Floor plan Awaited