



**Tom Parry**

1B Tyn Celyn , Llanbedr, LL45 2HN

**£212,500**

# 1B Tyn Celyn , Llanbedr, LL45 2HN

1B Tyn Celyn - also known as Awel Deg - presents an exceptional opportunity to acquire a beautifully refurbished three-bedroom maisonette in the heart of the highly sought after village of Llanbedr. This property, which has been tastefully modernised in 2020, offers a contemporary and comfortable living experience while retaining the warmth and character of its surroundings.

The spacious layout of the maisonette is ideal for families or those seeking a comfortable retreat. A generous kitchen/diner and lounge on the first floor provide plentiful living accommodation and with the three well-proportioned bedrooms there is ample space for relaxation and privacy. The two bathrooms provide convenience and ease for daily living, making it a practical choice for both residents and guests.

Awel Deg has proven to be a successful holiday let, highlighting its appeal to visitors seeking a delightful getaway in this picturesque village. The modern finishes and thoughtful design ensure that guests enjoy a comfortable stay, while the tranquil village location offers a peaceful atmosphere, perfect for unwinding after a day of exploration. Income figures can be verified on request to genuinely interested parties.

This property is not just a home; it is a lifestyle choice, combining modern living with the charm of village life. Whether you are looking for a permanent residence or an investment opportunity, Awel Deg is a remarkable find that promises both comfort and space. Do not miss the chance to make this exquisite maisonette your own.

Accommodation comprises: ( all measurements are approximate )

Private entrance door with stairs leading to first floor

## FIRST FLOOR

### HALLWAY

5.3 x 2.3 (17'4" x 7'6")

Full height window to front, electric wall heater, cupboard housing electric meter, stairs leading to second floor

### CLOAK ROOM

1.6 x 1.8 (5'2" x 5'10")

Low level w.c. with wash hand basin, partially tiled walls, obscured window to rear

### KITCHEN/DINER

4.48 x 3.76 (14'8" x 12'4")

Fitted with a range of wall and base units including 1 1/2 stainless steel sink and drainer unit, integrated eye level "Lamona" electric oven, integrated microwave, hob with extractor fan above, laminate worktops, under counter fridge, tiled splashback, tiled floor, dishwasher, washing machine, free standing fridge/freezer, window to rear, electric wall heater

### LOUNGE

5.28 x 4.41 (17'3" x 14'5")

Fitted carpet, large window to front, feature fireplace with wooden surround and slate hearth, electric wall heater

## SECOND FLOOR

### LANDING

3.0 x 2.2 (9'10" x 7'2")

With loft access, feature archway, doors leading to

### SHOWER ROOM

Corner shower cubicle with "Triton" electric shower, wash hand basin, low level w.c., window to rear, tiled floor, fully tiled walls, chrome heated towel rail, mirrored wall cabinet

### BEDROOM 1

5.4 x 4.44 (17'8" x 14'6")

Fitted carpet, window to front, electric wall heater

### BEDROOM 2

4.43 x 3.88 (14'6" x 12'8")

Fitted carpet, window to rear, electric wall heater, built in cupboard housing hot water cylinder

### BEDROOM 3

3.42 x 2.47 (11'2" x 8'1")

Fitted carpet, window to front, electric wall heater

### SERVICES

Mains water, drainage and electricity.

### MATERIAL INFORMATION

Leasehold property of 999 years

Currently used as a holiday let accommodation

Gwynedd Council tax band - exempt for business use

Stone construction

### LOCATION

Located in the heart of Llanbedr - a popular village situated on the western coastal fringe of the Snowdonia National Park through which runs the Afon Artro. The village is served by a well stocked convenience store, hairdressers, two public houses, Country House Hotels, a primary school and the village church. It benefits from a regular bus service and a rail station along the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.







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

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.

Property type		Total floor area	
Mid-floor flat		115 square metres	
Valid until	Certificate number	Energy rating	
5 December 2029	8696-5445-0429-2807-5213	E	
		Flat 1 Tyn Celyn LLANBEDR LL45 2HN	

