



## Glasfryn Mersey Street, Porthmadog, LL49 9UF

£625,000

Nestled in the charming village of Borth-Y-Gest, Porthmadog, this beautifully presented semi-detached house offers a delightful blend of modern living and period charm. Built in 1933, this spacious property spans an impressive 1,948 square feet and boasts four well-appointed bedrooms, making it an ideal family home.

Upon entering, you will be greeted by three inviting reception rooms, perfect for both relaxation and entertaining. The property has been thoughtfully modernised while retaining its original features, creating a warm and welcoming atmosphere throughout. The two bathrooms provide ample convenience for family living. The main bedroom boasts a first-floor sun lounge with access through to a sun terrace which enjoys fabulous views.

Outside, the property benefits from a garage and off-road parking, ensuring ease of access. The gardens surrounding the home offer a tranquil space to enjoy the stunning views down into the pretty bay of Borth-y-Gest before the views stretch out across the Dwyryd Estuary to the dramatic mountains of Snowdonia beyond, making it a perfect spot for outdoor gatherings or quiet reflection.

The location is truly exceptional, with the beautiful beaches, vibrant town centre, and a nearby golf course all within easy reach. This semi-detached house not only provides a comfortable living space but also allows you to immerse yourself in the picturesque surroundings of Gwynedd.

In summary, this property is a rare find, combining modern amenities with the charm of its historical roots, all set against the backdrop of breathtaking views. It is an opportunity not to be missed for those seeking a serene lifestyle in a stunning coastal village.

#### Dimensions

##### Ground Floor

##### Porch

Entrance Hall - exposed floorboards

Lounge 15'4 x 12'5 max (4.67m x 3.78m max) - Full height PVCu double glazed bay window with panoramic views of coastline and the Moelwyns, exposed floorboards, original working open fireplace with wooden and tiled surround.

Dining Room 14'4 x 12'3 max (4.37m x 3.73m max) - PVCu double glazed window to side, log effect gas fire with slabbed hearth.

##### Inner Hall

Boiler Room / Storage - Worcester Greenstar HE boiler and Mega Flow hot water tank

Living Room 15'3 x 14'2 max (4.65m x 4.32m max) - PVCu double glazed patio double door to garden, open plan to:

Kitchen 5'3 x 9'6 max (4.65m x 2.90m max) - Fitted with a matching range of pale grey fronted base and eye level units and cupboards with underlighting, drawers and granite worktop, plate rack, Belfast sink with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, plumbing for dishwasher, space for

fridge/freezer, cooking with a 5 burner range and electric ovens.

Utility Room 6'5 x 5'0 max (1.96m x 1.52m max) - Plumbing for washing machine, vent for tumble drier, PVCu double glazed door to garden.

Cloakroom / WC - Two piece suite wash hand basin, low-level WC.

##### First Floor

##### Landing

Bedroom 12'4 x 12'3 max (3.76m x 3.73m max) - PVCu double glazed window to rear, built-in double wardrobe(s), PVCu double glazed door to Sun Room.

Ensuite Bathroom 6'8 x 4'9 max (2.03m x 1.45m max) - Three piece suite comprising panelled bath with shower over, pedestal wash basin and low-level WC,

Sunroom 10'5 x 6'4 max (3.18m x 1.93m max) - PVCu double glazed construction with PVCu double glazed windows and polycarbonate roof.

##### Sun Terrace

Shower Room 6'8 x 6'5 max (2.03m x 1.96m max) - Three piece suite comprising tiled shower cubicle with fitted shower and glass screen, pedestal wash basin, low-level WC.

Bedroom 20'8 x 15'3 max (6.30m x 4.65m max) - Full height PVCu double glazed bay window to front with panoramic views of coastline and the Moelwyns, additional PVCu double glazed window to front, coal effect gas fire with wooden surround.

Bedroom 9'9 x 9'8 max (2.97m x 2.95m max) - PVCu double glazed window to rear, fitted double wardrobe(s).

Loft Bedroom 20'4 x 12'3 max (6.20m x 3.73m max) - PVCu double glazed window to side, ventilated velux skylight and pitched sloping roof, storage into eaves.

##### Exterior

Walled front garden, laid to lawn with small pond and mature shrubs and borders. The garden extends around side and rear of property. Parking available at the front or at the rear of the property. Vegetable garden at side of property, decking area, mature terraced garden with shed, large workshop with power and water (ideal for office or summer house) rear gate to allow access,

Garage - single garage with up and over door adjacent to property.

##### Location

Borth-y-Gest is a picturesque, quiet seaside village in Gwynedd, North Wales, just about 1 mile south of Porthmadog on the southern edge of Cardigan Bay and the River Glaslyn estuary. It's known for its scenic charm, Victorian architecture and stunning natural surroundings.

The village sits at the mouth of the River Glaslyn,

where the river's final stretch meets the sea. Borth-y-Gest has a horseshoe-shaped sheltered bay with boats moored near the shore and panoramic views across Tremadog Bay toward the Rhinog and Moelwyn mountain ranges.

The village has retained much of its Victorian charm with neat, colourful terraced houses and a peaceful, traditional feel. There are a few bistros, tea rooms and cafés overlooking the harbour – perfect for relaxing with a sea view. The Wales Coast Path runs through Borth-y-Gest and connects to nearby beaches and coastal scenery.

You can enjoy walking along the shoreline and exploring a series of small golden-sand coves that stretch west toward Black Rock Sands, which are especially lovely at low tide. The estuary and bay are great for birdwatching; waders and various migratory waterbirds can be seen on the sands and mudflats.

Before Porthmadog became a major settlement, ships were built in Borth-y-Gest, and its small harbour once played a part in local travel, including guiding travellers across the Glaslyn estuary to Harlech.

Nearby attractions include Porthmadog (about a 15–20-minute walk) is home to shops, pubs, cafés and the heritage Ffestiniog & Welsh Highland Railways. Portmeirion Village, a well-known Italian-style architectural village, is only a short drive away. The vast Snowdonia National Park lies inland, offering hiking, mountain climbing and a wealth of outdoor activities.

Borth-y-Gest has its own primary school, Ysgol Borth-y-Gest, reflecting a close-knit local community.

Borth-y-Gest is a quaint and scenic coastal village — ideal for peaceful walks, gorgeous views across the bay and a taste of traditional Welsh seaside life.

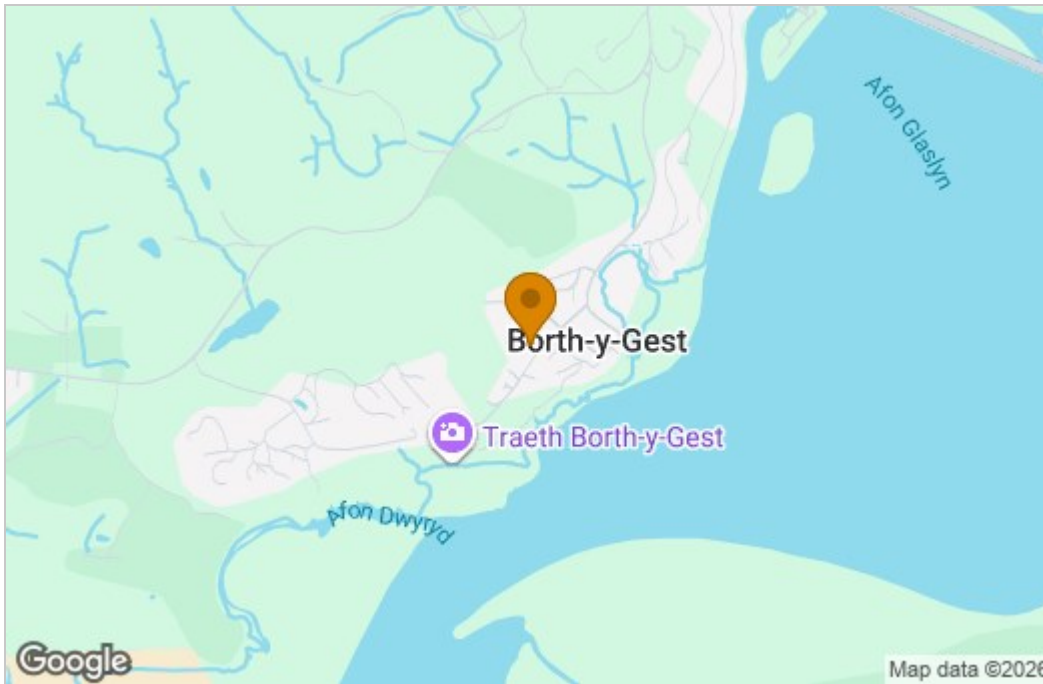
Council Tax Band F

## Floor Plan

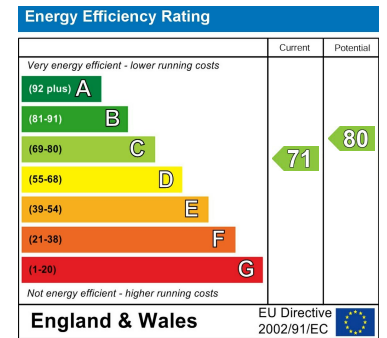


Not to scale ~ for illustrative purposes only

## Area Map



## Energy Efficiency Graph



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