



# Tom Parry

1 + 2 Capel Fawnog Soar, Talsarnau, LL47 6UW

Offers in the region of £325,000

# 1 + 2 Capel Fawnog Soar, Talsarnau, LL47 6UW

A charming pair of two 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, both cottages are in need of some refurbishment, presenting an ideal project for buyers looking to modernise and add their own style. The layout currently for each includes a living area and kitchen to the ground floor and a bathroom, with either two or three bedrooms to the first floor. Both properties have 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, growing own produce, outdoor dining, or simply enjoying the quiet rural surroundings in this idyllic setting.

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

The ideal property to accommodate multi generational living.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## COTTAGE ONE

### 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

## COTTAGE 2

### GROUND FLOOR

#### LOUNGE

5.46 x 4.53 (17'10" x 14'10")

Feature fireplace with log burning stove, original ceiling beams, two windows to front, electric wall heaters, stairs to first floor, door into

#### KITCHEN

2.18 x 3.36 (7'1" x 11'0")

Fitted with wall and base units including integrated electric oven with hob and extractor fan above, space and plumbing for washing machine, window to rear, laminate worktops, door to outside

### FIRST FLOOR

#### LANDING

Loft access, doors leading to

#### BEDROOM 1

2.84 x 3.68 (9'3" x 12'0")

Window to front, electric wall heater, fitted carpet, cupboard housing hot water cylinder

#### BEDROOM 2

2.29 x 2.82 (7'6" x 9'3")

Window to front, electric wall heater, fitted carpet

#### BEDROOM 3

2.84 x 3.23 (9'3" x 10'7")

Fitted carpet, electric wall heater, window to rear

#### BATHROOM

2.05 x 2.27 (6'8" x 7'5")

Suite comprising panelled bath with "Mira Sport" electric shower above, low level w.c., wash hand basin with cupboard below, wall heater, partially tiled walls

#### EXTERNAL

One of the key highlights of the property is the beautifully mature gardens surrounding the both cottages.

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.

Green house.

In addition there is a generous additional store room (3.65m x 3.04m) which is accessed from outside. This space provides useful additional storage and/or additional flexible living space as a home office, study etc.

External W.C.

The property is approached by a private driveway 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.

#### MATERIAL INFORMATION

Stone construction freehold property

Gwynedd council tax band B

For Article 4 purposes currently classed as a primary residence.

#### SERVICES

Mains water, drainage and electricity.







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.

|                                                    |  |                                      |                                                   |
|----------------------------------------------------|--|--------------------------------------|---------------------------------------------------|
| 1 Chapel Farming<br>Soar<br>TAL SARNAU<br>LL47 6UN |  | Energy rating<br><b>G</b>            | Certificate<br>number<br>3736-7023-9600-0961-5206 |
| Valid until:<br>10 August 2026                     |  |                                      |                                                   |
| Property type<br>Semi-detached house               |  | Total floor area<br>55 square metres |                                                   |

