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Talsamau || LL47 6TY

£134,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT





7

## Talsamau || LL47 6TY

A deceptively spacious extended mid terrace cottage whose appearance belies what lies both within and outside!

It is full of surprises offering a delightful blend of traditional charm and modern living, spread over three floors with 3 bedrooms, two WC's, beamed ceilings, a sunny rear garden, private parking and views over to Portmeirion, fields and mountains and the Dwyryd and Glaslyn estuaries.

Internally is a well-designed layout that allows for a seamless flow with direct access from the garden and parking to the kitchen/lounge/diner. This floor also features a convenient additional WC and utility area, enhancing the practicality of the home.

The first floor comprises two comfortable bedrooms and also offers direct access to the High Street.

The top floor is dedicated to a large bedroom plus a family bathroom complete with a bath and shower over.

Throughout the ground floor is a solid wooden flooring and the bespoke kitchen features solid wooden worktop and units adding to the character of the home, further enhanced by charming beamed ceiling.

The garden is a true highlight, enjoying a sunny aspect with plenty of seating areas, attractive dwarf stone walling, and a variety of shrubs and flowers. Additionally, there is a shed and greenhouse for those with a green thumb. The garden is totally enclosed making it ideal for families and pets. Additionally there is private parking with the potential to create more, and is conveniently located just a minute from the village car park and playground.

This home is ready to move into, but also offers scope for further enhancement by new owners, allowing you to add your personal touch. With no onward chain, this property presents a wonderful opportunity for those seeking a charming residence in a popular village location that ticks every box.

- DECEPTIVE TRADITIONAL COTTAGE - set over 3 floors
- GARDEN AND PARKING - private parking space and charming rear garden with sunny aspect
- TRADITIONAL CHARACTER - beamed ceilings, quirky features
- SPACIOUS ACCOMMODATION - 3 bedrooms and 2 WC's
- OPEN PLAN LIVING - open plan lounge/kitchen/diner
- GROUND FLOOR WC AND UTILITY - plus SECOND FLOOR BATHROOM
- NO ONWARD CHAIN- ready to move in immediately
- ATTRACTIVE VIEWS - over to Portmeirion, mountains and Dwyryd and Glaslyn estuaries
- POPULAR VILLAGE LOCATION - school, pub, transport links



## Ground Floor

Accessed from the parking and garden, this floor comprises of an entrance lobby, large kitchen/lounge/diner and a WC/utility room.

### Lobby

A door from the garden opens to the lobby with solid oak flooring, space for coats and shoes, window to the garden and doors to the lounge/kitchen/diner and to the WC/utility room.

### Lounge/Kitchen/Diner

18'4" x 13'1" (5.6 x 4)

A characterful room with solid oak flooring, beamed ceiling and window to the garden.

The kitchen area to the front has a range of bespoke wooden base units with painted pine doors and solid oak counter over, space for a cooker, integrated 2 ring ceramic hob, double stainless sink and space for fridge freezer.

The lounge/dining area is to the rear and stairs rise to the first floor.

### Utility & WC

5'4" x 4'3" (1.63 x 1.3)

With solid pine flooring, space and plumbing for a washing machine, low level WC and hand basin and feature high "bottle" window.

### First Floor Landing

Stairs rise from the lounge/kitchen to the spacious first floor with beamed ceiling. Doors lead off to the two bedrooms on this floor and a small lobby leading to the entrance door to the High Street. A window looks over the garden and provides glimpses of Portmeirion and the estuary.

Further stairs rise to the second floor.

### Bedroom 2

12'5" x 8'6" (3.8 x 2.6)

Having beamed ceiling and window to the rear looking over the garden with glimpses of Portmeirion and the estuary. There is a useful alcove which would make an ideal wardrobe space.

### Bedroom 3

10'9" x 5'6" (3.3 x 1.7)

Also with beamed ceiling. This room is an ideal single bedroom or home office/hobby room. A window to the front looks out to the High Street.

### First Floor Lobby

With door to the High Street.

### Second Floor Landing

The spacious second floor landing leads to the family bathroom and bedroom 1 and has a window to the rear with views of Portmeirion, mountains and estuary.

### Bedroom 1

12'9" x 10'9" (3.9 x 3.3)

A spacious L shaped room with dual aspect windows to the front, exposed pine floorboards and a built in cupboard with shelving, hanging space and drawers.

### Family Bathroom

6'6" x 5'10" (2.0 x 1.8)

Comprises of white suite with bath and shower over, large period style hand basin and WC. Part wood panelled and tiled walls and panelled bath. There is an airing cupboard with shelving and the hot water tank, exposed pine floorboards and a window looks to the rear.

### Exterior

The long garden to the rear is a stand out feature with plentiful seating areas, and a meandering path





past dwarf stone walled beds with shrubs and flowers leading to a shed and a greenhouse and on to the parking. The private garden has a sunny aspect and a door leads to the entrance lobby on the ground floor.

#### **Parking**

There is private gated parking for one car but the space and facility to increase this with ease and without compromise to the existing garden.

#### **Additional Information**

The property is freehold and connected to mains electricity, water and drainage. It is double glazed apart from the kitchen and utility windows and benefits from electric heating.

All external walls have been insulated.

#### **Talsarnau and its Surrounds**

Elidir is located in the village of Talsarnau within the Snowdonia National Park and home to the popular 'Ship Aground' public house and a primary school. It also has a community playground and carpark. It is situated on the A496 coastal road between Porthmadog and Harlech, close to the hamlets of Eisingrug and Llandecwyn. It is just 1.5 miles from the beautiful Afon Glaslyn estuary and only three miles from the historic castle town of Harlech and close to Porthmadog and all its facilities. Fantastic walking is on the doorstep with the Welsh Coastal Path passing close by, but for the more adventurous it is in close proximity to Blaenau Ffestiniog where you can enjoy all the activities at Llechwedd slate caverns, Zip World Titan (the largest zip zone in Europe), Zip World Caverns and Bounce Below (deep mine zip wires and the largest underground system of trampolines in the world!). For something a little less energetic, the well-known Ffestiniog narrow gauge steam railway is close by and the peaceful and tranquil beach at Harlech, just 3 miles away is one of the best in North Wales and you can often walk for miles along it without meeting a soul.

#### **Article 4**

Class C3 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.

#### **Disclaimer**

ANTI-MONEY LAUNDERING CHECKS

In accordance with current anti-money laundering legislation, intending purchasers will be required to provide proof of identity, address and source of funds/source of wealth information when an offer is made and before any sale can proceed. We ask



for your cooperation to minimise delays.

#### IMPORTANT NOTICE

These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst we take reasonable care to ensure that the information provided is accurate and not misleading, buyers should not rely on these particulars as statements or representations of fact and should satisfy themselves by inspection, survey, searches and enquiries through their solicitor.

The Agent has not tested any apparatus, equipment, fixtures, fittings, services, heating systems, electrical installations, appliances or other items at the property and cannot confirm that they are in working order or fit for purpose. Any reference to tenure, boundaries, rights of way, easements, planning, building regulations, services, council tax, broadband/mobile coverage or other matters is based on information supplied by the Seller or third parties and should be verified by the Buyer's solicitor or surveyor.

Some images may have been digitally or AI enhanced for presentation purposes. Any such enhancement is cosmetic only and is limited to improving image quality, lighting, clarity or appearance. It is not used to alter or misrepresent the size, condition, layout, features, boundaries, views, location or material characteristics of the property.

Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked before travelling to view.





# 7 High Street

Approximate Gross Internal Area  
797 sq ft - 74 sq m

Bathroom  
6'7 x 5'11  
2.00 x 1.80m



**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

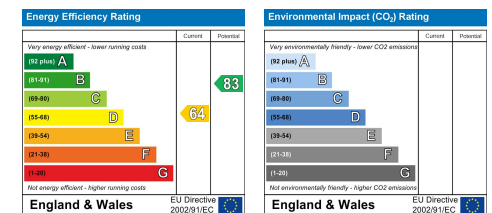
Not to scale for illustrative purposes only

## 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.







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