



**Tom Parry**

Merrydown Cae Garw, Llanfair, LL46 2RL

Offers in the region of £349,950

## Merrydown Cae Garw, Llanfair, LL46 2RL

Welcome to this stylish detached bungalow in the picturesque, idyllic location of Cae Garw, Llanfair. As you step inside, you'll be greeted by a spacious kitchen diner, ideal for preparing family meals and entertaining guests, 3 good sized bedrooms, and a light filled lounge with log burner for those cosy nights in. The property offers ample parking space for up to 3 vehicles, a detached garage and a good sized enclosed mature garden. However, what makes Merrydown stand out from the crowd is the stunning cul de sac location - a peaceful retreat - with beautiful far reaching views over Cardigan Bay, Mochras and beyond.

Here is a bungalow with the perfect combination of style, comfort and contemporary design - Don't miss the opportunity to make this chic bungalow your own and enjoy the relaxed lifestyle it has to offer.

Accommodation comprises: ( all measurements are approximate )

Side entrance door into

### ENTRANCE PORCH

Door leading to

### HALLWAY

Cupboard housing hot water cylinder with immersion fitted and air source controls, radiator, laminate flooring, loft access, doors leading to

### KITCHEN/DINER

5.40 x 4.94 (17'8" x 16'2")

Fitted with a comprehensive range of wall and base units including stainless steel sink and drainer unit, integrated oven with electric hob and extractor hood above, space and plumbing for dish washer and washing machine, breakfast bar, laminate worktops and splashback, dual aspect windows to side and rear, radiator, laminate/ tiled flooring, door leading to outside, door leading to

### CLOAKROOM

Low level w.c. with wash hand basin and tiled flooring

### LOUNGE

5.52 x 4.00 (18'1" x 13'1")

Feature wood burning stove set on raised slate hearth, large picture window to front with beautiful sea and mountain views, laminate flooring, two radiators, door leading to front garden

### BEDROOM 1

3.37 x 4.17 (11'0" x 13'8")

Window to front with far reaching sea views, built in storage cupboards, laminate flooring, radiator

### BEDROOM 2

2.93 x 4.39 (9'7" x 14'4")

Window to side, built in storage cupboards, laminate flooring, radiator

### BEDROOM 3

3.50 x 3.01 (11'5" x 9'10")

Window to front with far reaching sea views, built in storage cupboards, laminate flooring, radiator

### BATHROOM

Fitted with white suite comprising "p" shaped panelled bath with shower above and glazed screen, low level w.c., wash hand basin, bidet, vinyl flooring, radiator, obscured window to rear

### EXTERNAL

The bungalow sits in a good sized plot with a mature garden, laid mainly to lawn, in front of the property. A private driveway leads to detached garage at the side providing ample parking for several vehicles. A choice of outdoor seating areas in which to soak up the views - providing the perfect spots to dine alfresco in the summer and star gaze during the winter months.

### LOCATION

The property is situated in Llanfair, a small village on the west coast of the Snowdonia National Park surrounded by unspoiled natural scenery, beaches and mountains and within walking distance of Llandanwg beach. Llanfair is 2 miles from Harlech, a World Heritage site and a popular resort town offering a range of facilities including shops, restaurants, Post Office, schools, swimming pool and petrol station. It also boasts a cliff top castle and the Royal St David's Golf club. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

### MATERIAL INFORMATION

Mains water, drainage and electricity.  
Gwynedd Council tax band D.  
Tenure - freehold.







Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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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.

<b>Energy performance certificate (EPC)</b>	
Meritmark Cite Grade Lianfair HAPLECH LLD6 2PL	Energy rating <b>D</b>
Valid until:	8 September 2034
Certificate number:	2792-3041-4208-5364-1200
Property type:	Detached bungalow
Total floor area:	102 square metres

