

Tom Parry

Bryn Yr Aur Soar, Talsarnau, LL47 6UH

£299,950

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A beautifully reimagined two-bed detached bungalow nestled within the quiet rural hamlet of Soar, Talsarnau, offering a refined blend of modern comfort, elegant neutral styling and an unmistakably peaceful setting. Recently renovated throughout, this is a home that feels effortlessly fresh, calm and ready to enjoy from day one.

The interior has been thoughtfully finished in soft, neutral tones, creating a harmonious flow from room to room. The living spaces feel bright and inviting, with a spacious contemporary kitchen, adjourning dining room, a stylish bathroom and two well-proportioned bedrooms all completed to a high standard. Every detail has been considered to provide a clean, modern backdrop that suits a wide range of tastes.

Externally, the property enjoys a serene rural position with open countryside close by. A garage offers excellent storage or workshop potential, complemented by off-road parking and a low-maintenance garden that provides a tranquil spot to unwind.

Perfect as a peaceful full-time residence and close to all delights of Snowdonia National Park, this fully renovated bungalow offers premium modern living in a wonderfully quiet setting – simply move in and enjoy.

Accommodation comprises: (all measurements are approximate)

Entrance door into

ENTRANCE HALLWAY
3.09 x 1.44 (10'1" x 4'8")
with radiator and cloak cupboard

INNER HALLWAY
3.87 x 1.91 (12'8" x 6'3")
with radiator, newly fitted carpet, doors leading to

LOUNGE
5.57 x 3.55 (18'3" x 11'7")
Feature fireplace with wooden surround, marble hearth and inset electric fire, fitted carpet, radiator, wall lights, double sliding patio doors to front

DINING ROOM
3.03 x 2.77 (9'11" x 9'1")
Cupboard housing "Joule Kodiak" hot water cylinder and immersion, controls for air source heating and solar panels and radiator, fitted carpet, internal window to utility, archway leading into

KITCHEN
2.59 x 5.63 (8'5" x 18'5")
Spacious and contemporary kitchen fitted with a range of wall and base units including integrated eye level double oven with grill, electric hob with extractor hood above, integrated fridge/freezer, integrated dish washer, wine rack, laminate worktops, dual aspect windows to side and rear, radiator, open into

UTILITY ROOM
3.50 x 2.00 (11'5" x 6'6")
Base units with laminate worktop above, single sink and drainer unit, space and plumbing for washing machine, radiator, door leading to outside

BEDROOM 1
3.25 x 3.28 (10'7" x 10'9")
Window to rear aspect, newly fitted carpet, fitted double storage cupboard

BEDROOM 2
3.25 x 3.14 (10'7" x 10'3")
Window to front aspect, newly fitted carpet, fitted double storage cupboard

BATHROOM
1.87 x 1.91 (6'1" x 6'3")
Modern white suite comprising panelled bath with shower above and glass screen, wash hand basin with vanity storage below, low level w.c., chrome heated towel rail, fully tiled walls, obscured window to rear

EXTERNALLY
The property is accessed via a gravelled double driveway and benefits from an attached single garage with light and power connected.
There is a patio to the front with garden laid to lawn at front, side and rear.
An additional parcel of land opposite the property beyond the access road is laid to lawn and is included in the sale.

LOCATION
Positioned just a five-minute drive from the Dwyrwd 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.

SERVICES
Mains water, electricity and drainage.

Solar panels and air source heating.

MATERIAL INFORMATION
Tenure: Freehold
Standard construction
Primary residence
Council Tax: Band D



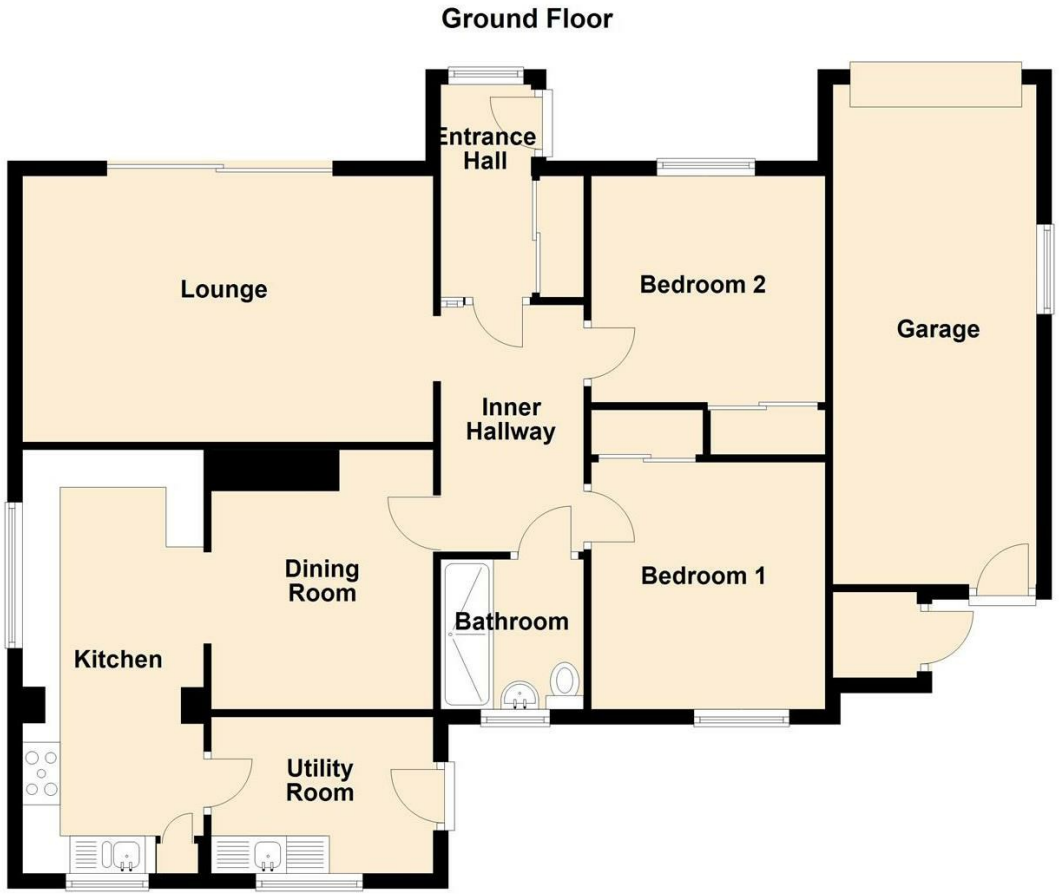














Bryn Yr Aur TALSARNAU LL47 6UH	Energy rating **A**	Valid until:	**26 October 2036**
		Certificate number:	**2136-5920-1109-0175-4202**

Property type	Detached bungalow
Total floor area	83 square metres

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.

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