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Penrhyndeudraeth || LL48 6BH

Offers In The Region Of £365,000

MONOPOLY
BUY ■ SELL ■ RENT



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Located on a small development in the beautiful village of Llanfrothen, this splendid four-bedroom detached house offers a perfect blend of spacious living and picturesque surroundings. The property boasts breathtaking rural and mountain views, making it an ideal retreat for those seeking tranquillity and natural beauty.

The accommodation is both flexible and generous, featuring four well-proportioned double bedrooms, one of which includes a spacious walk in dressing room. A fantastic balcony runs the width of the house providing a serene spot to enjoy the stunning vistas. The semi-open plan lounge and kitchen diner create a welcoming atmosphere, perfect for both family gatherings and entertaining guests. Additionally, there is potential for a self-contained annex on the ground floor, offering versatility for extended family or guests.

The property is exceptionally well-maintained, with new doors, windows, and a boiler installed in 2019, ensuring comfort and efficiency. Fully double-glazed and equipped with a modern oil-fired central heating system, this home promises warmth and security throughout the year.

Outside, the mature and sunny gardens to the front and rear provide ample space for outdoor activities and relaxation. A large integral garage/workshop adds further convenience, catering to those with hobbies or requiring extra storage.

Situated within walking distance of local amenities, including a village pub, café, shop, and transport links, this property combines rural living with accessibility. Whether you are looking for a family home or a peaceful retreat, this house in Morfa Gaseg is a remarkable opportunity not to be missed.

- 4 bedroom detached house in idyllic village location
- Large garage /workshop
- First floor balcony with rural mountain views
- 4 double bedrooms, one with dressing room
- Flexible accommodation, opportunity for ground floor self contained annex
- Semi open plan lounge/kitchen/diner
- Mature sunny gardens to front and rear
- Walking distance to village amenities, shop, cafe, pub and transport links
- Well maintained with full double glazing and central heating



Entrance Hall

With doors off to the two ground floor bedrooms and shower room and stairs to the first floor accommodation. There is a useful under stairs cupboard for coats and shoes.

Lounge/Diner

22'1" (max) x 21'6" (max) (6.75 (max) x 6.56 (max))
Semi open plan to the kitchen, a stand out feature of this attractive room is the French doors opening to the large balcony with beautiful rural and mountain views. This spacious L shaped room is filled with light and benefits from a feature electric fireplace and dual aspect windows.

Balcony

Spanning the width of the house and with wonderful rural mountain views there is plenty of room on this large balcony for seating, pots and plants, and soaking up the sun and star gazing.

Kitchen

9'5" x 9'3" (2.88 x 2.84)
Refitted with a range of white wall and base units, built in double oven with ceramic hob and extractor over, space for fridge freezer. With vinyl flooring, tiled splash backs and window and stable door to the garden.

Principal Bedroom

8'3" x 15'6" (2.54 x 4.74)
On the ground floor, this large bedroom has a view of the garden and hills from the window to the front and door to large walk in dressing room where there is a facility for a cooker meaning this could be changed into a self contained suite. With the utility next door there is the scope to create a self contained annex in this suite of rooms.

Dressing Room Principal Bedroom

10'3" x 3'6" (3.14 x 1.09)
With connection for cooker point and door to utility and through to the garage/workshop.

Bedroom 2

8'6" x 16'6" (2.61 x 5.03)
Also on the ground floor with garden view.

Ground Floor Shower Room

5'8" x 5'4" (1.73 x 1.65)
Servicing the two ground floor bedrooms with quadrant shower cubicle, hand basin and low level WC. Tiled floor and walls.

Bedroom 3

11'2" x 12'7" (3.42 x 3.85)
A large double to the first floor with views over to the mountains.

Bedroom 4

8'3" x 9'3" (2.52 x 2.82)
A further double on the first floor with garden views.

First Floor Bathroom

6'4" x 5'5" (1.94 x 1.67)
Servicing the two first floor bedrooms, the bathroom has a white suite comprising of bath, hand basin in vanity unit and low level WC. Tiled floor and part tiled walls, obscure window to the rear.

Utility Room

This useful room between the dressing room and garage has a sink, space and plumbing for a washing machine and storage units. This could be converted into an en-suite for the principal bedroom suite if required.

Garage/Workshop

17'8" (max) x 27'3" (max) (5.4 (max) x 8.33 (max))
A large L shaped garage workshop with power,





lighting and electrics. This fantastic space has an up and over door to the driveway at the front, pedestrian door and window to the side and door to the utility room.

Exterior

The mature colourful and well maintained gardens to the front and rear are delightful and have a very sunny aspect. To the front is the driveway and lawn with mature trees, bushes and shrubs. A path leads to the part covered porch and front door. Steps lead up to the rear garden.

To the rear, the back door from the kitchen opens out to a very private large patio perfect for alfresco dining. There are slated and potted areas, flower beds, bushes and shrubs plus a gate to the lane behind.

Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed with oil fired central heating. It has recently had replacement doors and windows, and a boiler was installed in 2019.

Llanfrothen and its Surrounds

The charming and interesting hamlet of Llanfrothen is located just 5 miles from the harbour town of Porthmadog and sits amongst glorious countryside surrounded by stunning natural scenery in the foothills of Snowdonia. In walking distance is the local cafe and shop run by a local father and daughter, selling adventurous food, craft beers, great wine plus all the daily essentials from groceries to newspapers. Minutes walk away is the renown pub the Brondanw Arms (known locally as The Ring) which has recently been purchased by the community and is about to be reopened. The village is also home to Plas Brondanw the family home of Clough Williams-Ellis, creator of the Italianate village Portmeirion, and elements of similar architectural styles can be seen at both locations. Plas Brondanw cafe and gardens are open to the public.

For nature lovers there are stunning walks from the doorstep in all directions. Walkers & climbers will enjoy the close proximity of The Moelwyns, Cnicht and Tremadog Rocks. A short walk takes you to the Glaslyn Osprey Centre where you can watch these rare birds in their natural surroundings.

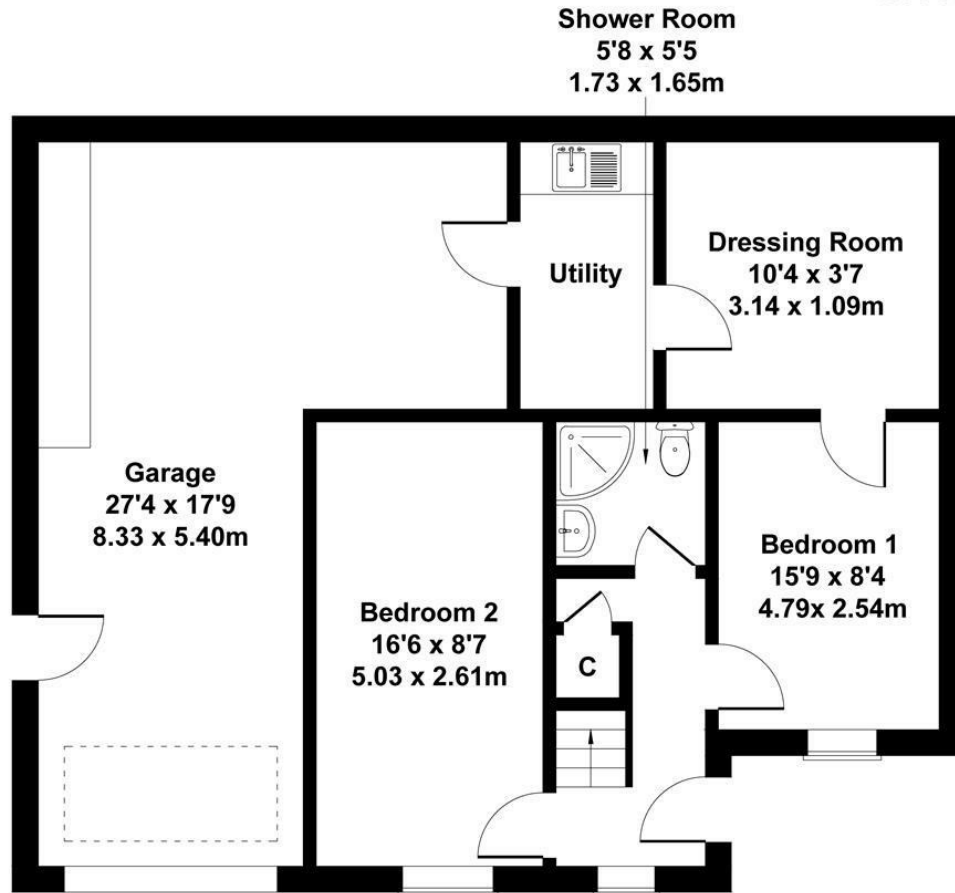




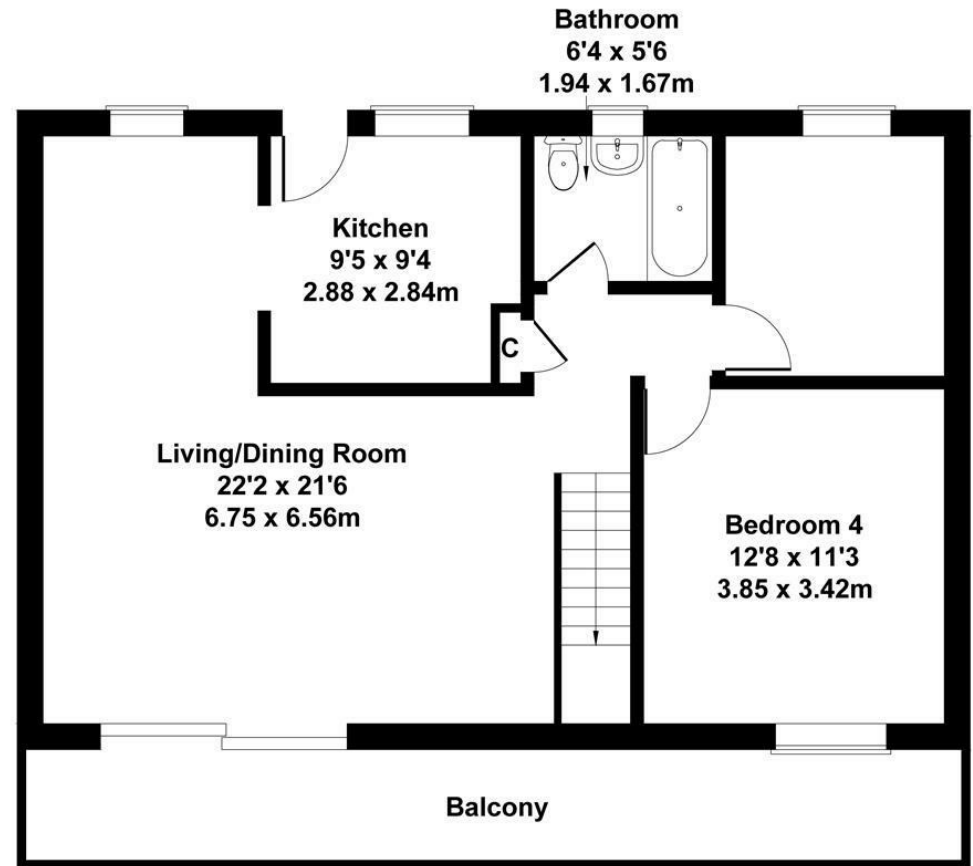


6 Morfa Gaseg

Approximate Gross Internal Area
1636 sq ft - 152 sq m



GROUND FLOOR



FIRST FLOOR

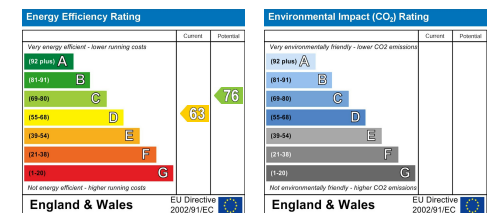
not drawn to scale, for illustrative purposes only

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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