



## Fronwen Bungalow , Penrhydeudraeth, LL48 6SN

£575,000

Nestled close to the picturesque village of Llanfrothen, Penrhydeudraeth, this splendid detached bungalow offers a unique opportunity to embrace tranquil living amidst stunning natural beauty. Set within an expansive 3.5 acres of lush valley side, the property boasts a serene environment, perfect for those seeking privacy and peace.

Nestled close to the picturesque village of Llanfrothen, Penrhyndeudraeth, this splendid detached bungalow offers a unique opportunity to embrace tranquil living amidst stunning natural beauty. Set within an expansive 3.5 acres of lush valley side, the property boasts a serene environment, perfect for those seeking privacy and peace.

The bungalow features three well-proportioned bedrooms, each thoughtfully designed to provide comfort and relaxation. With three bathrooms, there is ample space for family and guests, ensuring convenience for all. The generous living accommodation includes two inviting reception rooms, ideal for entertaining or enjoying quiet evenings at home.

One of the standout features of this property is its breathtaking views, which stretch up and down the valley, providing a picturesque backdrop to daily life. The open land to the front and the enchanting woodland beyond create a sense of space and connection with nature, making it a perfect retreat for outdoor enthusiasts.

Additionally, the property includes a detached barn, which offers potential for various uses, whether as a workshop, storage, or even a creative space. There is potential under the diversification policy for this to be developed for holiday accommodation subject to planning permission being granted. The riverside along the boundary adds to the charm, providing a delightful spot to unwind and appreciate the soothing sounds of nature.

Modern comforts are not overlooked, as the bungalow is equipped with an efficient air source heating system and solar panels, promoting sustainability and reducing energy costs. This home truly combines the best of rural living with contemporary conveniences.

In summary, this spacious detached bungalow in Llanfrothen is a rare find, offering a harmonious blend of comfort, privacy, and stunning surroundings. It is an ideal choice for those looking to escape the hustle and bustle of city life while still enjoying ample living space and modern amenities.

Entrance to the bungalow is via a farmhouse stable door into the family room. You are immediately greeted by a spiral staircase which will lead you to the mezzanine study area. An extremely handy cloak area is situated on the ground floor to one side and provides access through to the cloakroom W.C. Moving back into the main building, you will find the kitchen area which affords a range of base and drawer

units, in addition to an island arrangement on wheels. Presented in a traditional style, the range is an incredibly welcome feature, affording an extractor pipe running up into the vaulted ceiling. Further, modern cooking facilities are offered, including an electric hob, an electric oven and a single drainer sink unit which has been cleverly positioned to allow views out into the grounds. A tiled flooring arrangement is featured across the entire area and a patio door leads you from the kitchen to the exterior of the property.

The dining space is currently utilised as both a seating and dining area by the current owners. A vaulted ceiling affords a number of ceiling windows, creating an incredibly light and pleasant room.

Moving on, you enter the sitting room, which is spacious yet offers a snug feel, due predominantly to the multi fuel burner which is a central feature of one wall. Vaulted ceilings are a feature here too, and with sky windows and two double glazed windows, you are afforded plenty of light.

From here, you enter a small corridor/ hallway with storage, which leads you to the sleeping areas.

Fitted wardrobes are presented in the main bedroom with windows to either side. You will additionally find access to the exterior and a charming two-part ensuite, with a shower area followed by a bathroom. The delightfully finished bathroom affords a free-standing two-tone tub, low level W.C. and a wash basin. The ability for a temporary false wall to be fitted is available here and this presents an option to isolate access to the remaining two bedrooms, either from the property or externally.

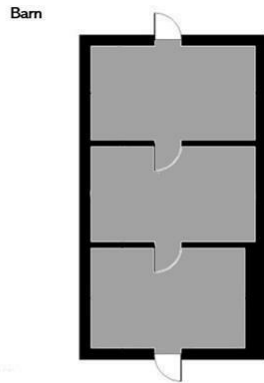
The first of the additional bedrooms is a double, currently furnished with twin beds. Boasting too, its own ensuite, fitted with a low-level W.C, pedestal wash basin and step in shower cubicle.

Moving on to the third bedroom, a spacious double, again with its own external access. Furnished with built in wardrobes and a modest ensuite toilet room comprising of a low-level W.C. and wash basin.

The property lies within the beautiful Snowdonia National Park and the popular village of Beddgelert is approximately 3 miles distance. The surrounding area benefits from a variety of outdoor pursuits including fishing, rock climbing, canoeing, sailing, biking and with sandy beaches and Golf Courses at the nearby towns of Porthmadog and Harlech. The renowned 'italianate' village of Portmeirion is also a short drive away.

Freehold

# Floor Plan



*For illustrative purposes only ~ not to scale*

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>		<b>88</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.