



Tom Parry

1 Bryn Eithin, Llandecwyn, LL47 6YF
Offers in the region of £340,000

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Croeso i 1 Bryn Eithin, a charming family home located in an elevated position with glorious views over the Dwyryd Estuary and mountains beyond. This delightful property boasts an ideal layout for a growing family, featuring two spacious reception rooms that provide ample room for relaxation and entertaining.

As the property already boasts three well-appointed bedrooms there is plenty of room for everyone - however one of the highlights of this cosy family home is the potential for a fourth spacious bedroom or additional living room with direct access onto the balcony - the ideal spot to sit on a summer's evening and soak up the amazing sunsets on offer. Both options offer great flexibility to suit your family's needs.

The house is designed with comfort in mind, and the choice of a family bathroom or shower room makes sure that morning routines run smoothly for all. Situated on a generous corner plot, the property benefits from good outside space, perfect for children to play or for hosting summer gatherings with friends and family.

Parking is a breeze with private driveway parking for 2 vehicles and the added bonus of a garage all making life convenient for busy households. This home is not just a place to live; it is a sanctuary where cherished memories can be made.

1 Bryn Eithin is a wonderful choice to settle and make your forever home.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALL

3.33 x 1.87 (10'11" x 6'1")

Laminate flooring, carpeted stairs to first floor, under stairs storage, radiator, doors leading to

LOUNGE

3.43 x 6.26 (11'3" x 20'6")

Dual aspect windows to front and rear with large picture window to front to benefit from estuary views, multi fuel burning stove, two radiators, fitted carpet

DINING ROOM

3.12 x 3.03 (10'2" x 9'11")

Large picture window to front with estuary views, radiator, laminate flooring opening into

KITCHEN

3.10 x 3.89 (10'2" x 12'9")

Fitted with a range of wall and base units including sink and drainer unit, space for cooker with extractor hood above, space and plumbing for dishwasher/washing machine, wooden worktops, tiled splash backs, windows to rear and side, laminate flooring, radiator, door leading to outside

CLOAKROOM

With low level w.c., wash hand basin, radiator, window to rear

FIRST FLOOR

LANDING

Loft access, fitted carpet, airing cupboard housing hot water cylinder, doors leading to

BEDROOM 1

3.23 x 3.87 (10'7" x 12'8")

Window to front with beautiful estuary views, fitted carpet, radiator, full height storage cupboard

BEDROOM 2

2.69 x 2.90 (8'9" x 9'6")

Window to side, radiator, fitted carpet

BEDROOM 3

3.22 x 3.33 (10'6" x 10'11")

Window to front with beautiful estuary views, radiator, fitted carpet, full height storage cupboard

BATHROOM

1.74 x 2.13 (5'8" x 6'11")

Fitted white suite comprising panelled bath with shower and glazed screen above, wash hand basin, low level w.c., chrome heated towel rail, partially tiled walls, window to rear, vinyl flooring

SHOWER ROOM

3.15 x 1.76 (10'4" x 5'9")

Large walk in tiled shower enclosure, low level w.c., wash hand basin set onto vanity unit below, vinyl flooring, radiator, window to rear

BEDROOM 4/ ADDITIONAL LIVING ROOM

2.47 x 5.51 (8'1" x 18'0")

Currently being used by owners as storage/ work space this extremely versatile room could easily be used as an additional living room, office or fourth bedroom. It has the added advantage of opening patio doors onto a front balcony which benefits from glorious estuary views. Fitted carpet, radiator and sky light window.

EXTERNAL

To the front of the property is a private driveway with parking for 2 vehicles.

The front enclosed garden is primarily laid to lawn.

Benefitting from a corner plot the garden of the property extends to the side and rear with ample space for seating areas, planting and play room for a young family. There is a mixture of stone walls, gravelled areas and woodland behind.

LOCATION

Llandecwyn, approximately 2 miles from the village of Talsarnau, has a public house, primary school and railway station. Step outside the property and walk in any direction and you will discover the revitalising tonic of rural living. Mountain walks are breath taking in every sense and the calm of the estuary is only moments away. Indeed, the surrounding area is a delight, appealing to those who wish to leave behind the hustle and bustle, whilst being only moments away from nearby Harlech, boasting a cliff top Castle and championship Golf course and the harbour town of Porthmadog.

SERVICES

Mains water, drainage and electricity.

MATERIAL INFORMATION

Freehold property of standard construction.

Gwynedd Council tax band E

For Article 4 purposes - residential status.







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Energy rating	Valid until	3 February 2036
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