



# Tom Parry

2 Tai Newyddion , Talsarnau, LL47 6TN

£169,000

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This beautiful well maintained 1850's Welsh stone cottage is situated in a wonderful location in the hamlet of Ynys, within the Eryri/Snowdonia National Park. You can enjoy amazing views from every window and a large private balcony to the rear overlooking farmland. Freshly decorated and benefiting from a new roof. This delightful turn key property is within an easy stroll of the estuary overlooking Snowdon mountain range and Portmeirion.

Harlech is just 2 miles away and you can enjoy numerous walks straight from the door, including the Welsh Coastal path.

The property is located in Ynys, situated half way between Harlech, known for its sandy beaches and imposing castle, and Porthmadog, a popular resort town. 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.

Early viewing is highly recommended for this property, it is beautifully maintained and would be a lovely home or holiday home/business.( subject to relevant planning permission ).

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### GROUND FLOOR

#### ENTRANCE PORCH

uPVC door, feature glass and newly carpeted.. Door into:

#### LOUNGE

4.69m x 5.42m  
15'5 "x 17'9"

Spacious, newly carpeted, with high ceilings and radiator. uPVC window, also with secondary glazing and a beautiful view of farmland and beyond. Large stone inglenook fireplace with a log burner, is a wonderful feature, also includes glass fronted wall unit, curtains and light fittings.

#### KITCHEN

4.53 x 1.94m  
14'10" x 6'4"

Spacious and well appointed with large understairs cupboard, stainless steel sink and drainer. Plumbing for washing machine, dishwasher and space for full size oven and fridge freezer. Plenty of fitted cupboards, built in wine rack, radiator and light fittings. uPVC windows and door that leads out into a lovely courtyard, which has a storage shed. This also houses the recently installed oil tank and Worcester Bosch boiler system.

### SECOND FLOOR

#### LANDING

Stairs and landing are newly carpeted, with another large cupboard, radiator and loft hatch. Loft is fully insulated and boarded out.

#### BEDROOM 1

4.20 x 2.68m  
13'9" x 8'10"

Very spacious, currently with king size bed, double wardrobe and large chest of drawers. uPVC window with lovely views to the farmland and beyond, radiator and carpeted. Sale will including curtains and floating bedside shelves, plus large double glass fronted wardrobe.

#### BEDROOM 2

2.61 x 2.66m  
8'7" x 8'9"

Cleverly designed and at present used as a snug, uPVC

tilt and turn door opens on to a large private balcony, with views of farmland, West facing and a real sun trap. Radiator, newly carpeted with full length mirror and specially made blind.

#### BATHROOM

1.92 x 1.93m  
6'4" x 6'4"

Large double shower unit with Mira Sport power shower, sink, W.C, radiator, uPVC window, towel rail, glass shelf and fitted light/heater.

#### EXTERNAL

To the rear of the property is a courtyard with storage shed. Spacious balcony with stunning views to the rear. Parking is off road and bus stops are just a few steps away. Just a short stroll to Cambrian line railway halt at Tygwyn.

#### LOCATION

Positioned just a short stroll from the Dwyrd Estuary, with outstanding views of Snowdon mountain range and Portmeirion. Access to the natural beauty of the area from the door. Perfectly situated for birdwatching enthusiasts and avid walkers alike.

Ynys is perfectly situated to explore the wonders of the nearby Welsh Coastal Path.

Harlech, with its medieval castle, quant village and stunning sandy beach, is also easily accessible and has GP surgery and chemist.

Ynys 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 car, bus or train, with a variety of shops, cafes, and restaurants.

#### SERVICES

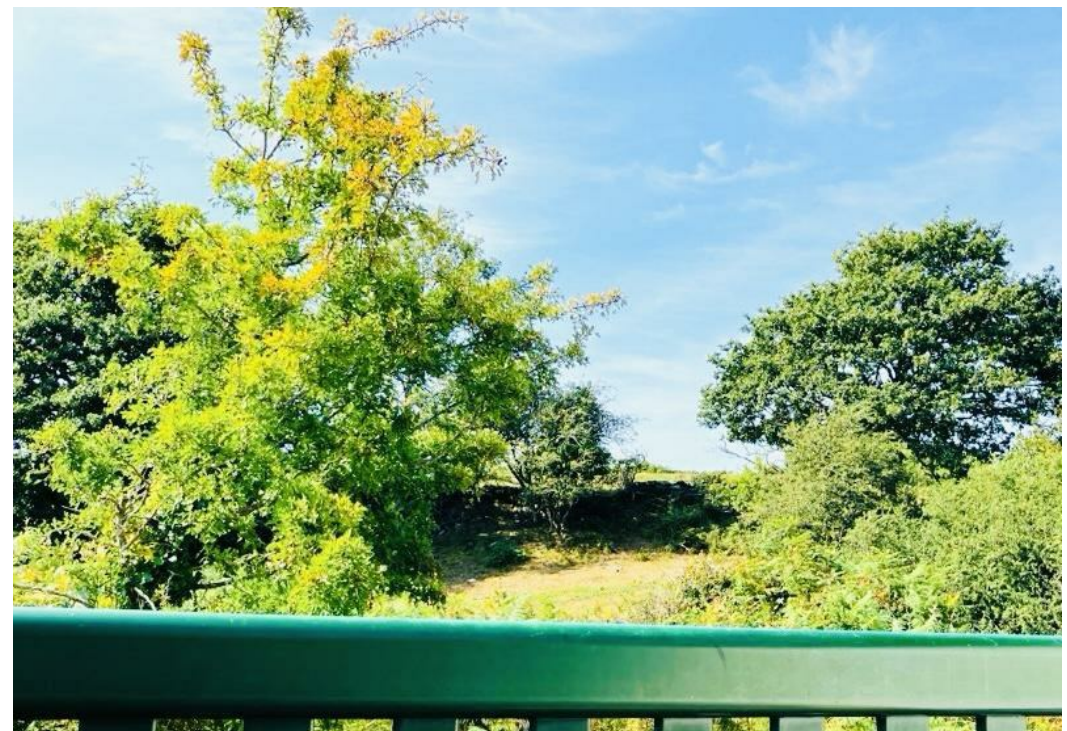
Mains water and drainage.  
Oil central heating.

#### MATERIAL INFORMATION

EPC rating D  
Council tax band B  
Freehold property of stone construction.  
Main residence











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.

