



Llwyn

Talsamau || LL47 6TY

£250,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



A large flat-screen television is mounted on a wooden shelf above a light blue fireplace surround. The fireplace has a black metal insert. A small white object, possibly a remote or a small figurine, sits on the shelf to the right of the TV.



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A deceptively spacious five bedroom triple fronted family home in the popular village of Talsamau with GARDEN, GARAGE, VIEWS, REFITTED KITCHEN, BATHROOM and TWO RECEPTION ROOMS. Llwyn offers an exceptional opportunity to purchase a spacious modernised property with character, set in a village location with Portmeirion, estuary and mountain views.

Transport links provide easy access to nearby towns such as Porthmadog, Harlech, and Barmouth. Village amenities include the local pub, school, children's play area, village car park, rail and bus links.

Five bedrooms, provide plenty of room for all the family, guests, home working or those with hobbies. The family bathroom is well appointed. Additionally, the detached garage offers practical storage solutions or potential for a workshop. There are also two utility rooms, an additional WC and basement storage. Parking is available in front of the garage and additional free parking in village car park is just opposite.

Outside the landscaped low maintenance sunny, enclosed garden is ideal for children and pets to play, or for hosting summer barbecues with friends and family.

Moreover, this home is incredibly ENERGY EFFICIENT (EPC B), featuring solar panels, insulation, and air source heat pumps, which not only contribute to a reduced carbon footprint but also help to lower energy bills.

In summary, this family house in Talsamau offers a perfect blend of space, comfort, and sustainability, making it an ideal choice for those looking to settle in a popular village while enjoying modern conveniences.

- FIVE BEDROOM TRIPLE FRONTED MID ROW HOUSE - in village location
- DETACHED GARAGE - plus separate basement storage
- REFITTED CONTEMPORARY KITCHEN AND BATHROOM - quartz worktops in kitchen
- TWO RECEPTION ROOMS - spacious and flexible accommodation
- INCREDIBLY ENERGY EFFICIENT - (EPC B) air source heat pumps, solar panels and insulation
- ATTRACTIVE VIEWS - over to Portmeirion, mountains and Dwyryd and Glaslyn estuaries
- POPULAR VILLAGE LOCATION - school, pub, transport links
- SUNNY ENCLOSED GARDEN - low maintenance, ideal for children, pets and gardeners
- UTILITIES AND CLOAKROOM - 2 utility rooms plus an additional WC



Entrance Hall

With doors off to the lounge and dining room and original wooden staircase rising to the first floor.

Lounge

19'3" x 17'10" (5.87 x 5.45)

Triple fronted, spacious and light with feature wooden fireplace (not in use), wood effect laminate flooring and large storage cupboard.

Dining Room

17'3" x 14'2" (5.27 x 4.34)

A second spacious reception room with wood effect laminate flooring, feature fireplace (not in use), and large understairs storage cupboard.

Kitchen

10'3" x 14'2" (3.13 x 4.34)

Recently refitted contemporary kitchen with a generous range of wall and base units with quartz worktop over providing plenty of counter space. Integrated appliances including Hoover oven, NEFF ceramic hob with extractor over, dishwasher and space for large American style fridge freezer. Wood effect laminate flooring, recessed spotlights and large window providing views over to Portmeirion and the mountains.

Utility Area 1

With a range of storage units with counter over, laminate flooring and controls for the solar panels. Door to the side to the garden and door to Utility 2 with WC.

Useful space for shoes and boots, household equipment etc.

WC and Utility 2

Low level WC and hand basin. Space and plumbing for both tumble dryer and washing machine and vinyl flooring. Window to the rear.

Principal Bedroom

14'9" x 10'6" (4.52 x 3.22)

A spacious king sized room flooded with light from the large window providing superb views toward Portmeirion and the mountains.

Bedroom 2

13'3" x 11'11" (4.06 x 3.64)

A second king sized room with views to the mountains and built in wardrobes.

Bedroom 3

12'0" x 8'2" (3.68 x 2.49)

A double room with window to the front.

Bedroom 4

12'1" x 6'4" (3.7 x 1.95)

A single room with window to the front.

Bedroom 5

16'6" x 8'4" (5.03 x 2.56)

A large single with window to the front.

Family Bathroom

Refitted contemporary bathroom with white suite comprising of P shaped bath with mixer shower, low level WC and hand basin in vanity unit. Black heated towel rail, tile effect laminate flooring, fully tiled walls and obscure window.

Detached Garage

15'3" x 18'1" (4.65 x 5.53)

With up and over electric roller door from the lane to the rear and pedestrian door to the garden. This large useful garage benefits from power and lighting.

Basement Storage

Beneath the house is a useful basement, which is a dry area. with concrete floor and limited head height.





Garden

The garden is also a stand out feature, landscaped and low maintenance with paving, raised beds, green house and pedestrian access to the rear.

The garden has a sunny aspect and is totally enclosed.

Additional Information

The property is freehold and connected to mains electricity, water and drainage. It benefits from solar panels, air source heat pump and insulation to the external walls and the loft. It is fully double glazed.

Talsarnau and its Surrounds

Llwyn is located in the village of Talsarnau within the Snowdonia National Park and home to the popular 'Ship Aground' public house and a primary school. It also has a community playground and car park. It is situated on the A496 coastal road between Porthmadog and Harlech, close to the hamlets of Eisingrug and Llandecwyn. It is just 1.5 miles from the beautiful Afon Glaslyn estuary and only three miles from the historic castle town of Harlech and close to Porthmadog and all its facilities. Fantastic walking is on the doorstep with the Welsh Coastal Path passing close by, but for the more adventurous it is in close proximity to Blaenau Ffestiniog where you can enjoy all the activities at Llechwedd slate caverns, Zip World Titan (the largest zip zone in Europe), Zip World Caverns and Bounce Below (deep mine zip wires and the largest underground system of trampolines in the world!). For something a little less energetic, the well-known Ffestiniog narrow gauge steam railway is close by and the peaceful and tranquil beach at Harlech, just 3 miles away is one of the best in North Wales and you can often walk for miles along it without meeting a soul.

Article 4

Class C3 Primary Residence.

The purpose of the Article 4 Direction is to revoke the right to change of use without planning consent, for the following use:

- Change of use of a main residence (use class C3) into a second home (use class C5) or short-term holiday let (use class C6) and specific mixed uses;
- Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;
- Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.

Disclaimer

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The Agent has not tested any apparatus, equipment, fixtures, fittings, services, heating systems, electrical installations, appliances or other items at the property and cannot confirm that they are in working order or fit for purpose. Any reference to tenure, boundaries, rights of way, easements, planning, building regulations, services, council tax, broadband/mobile coverage or other matters is based on information supplied



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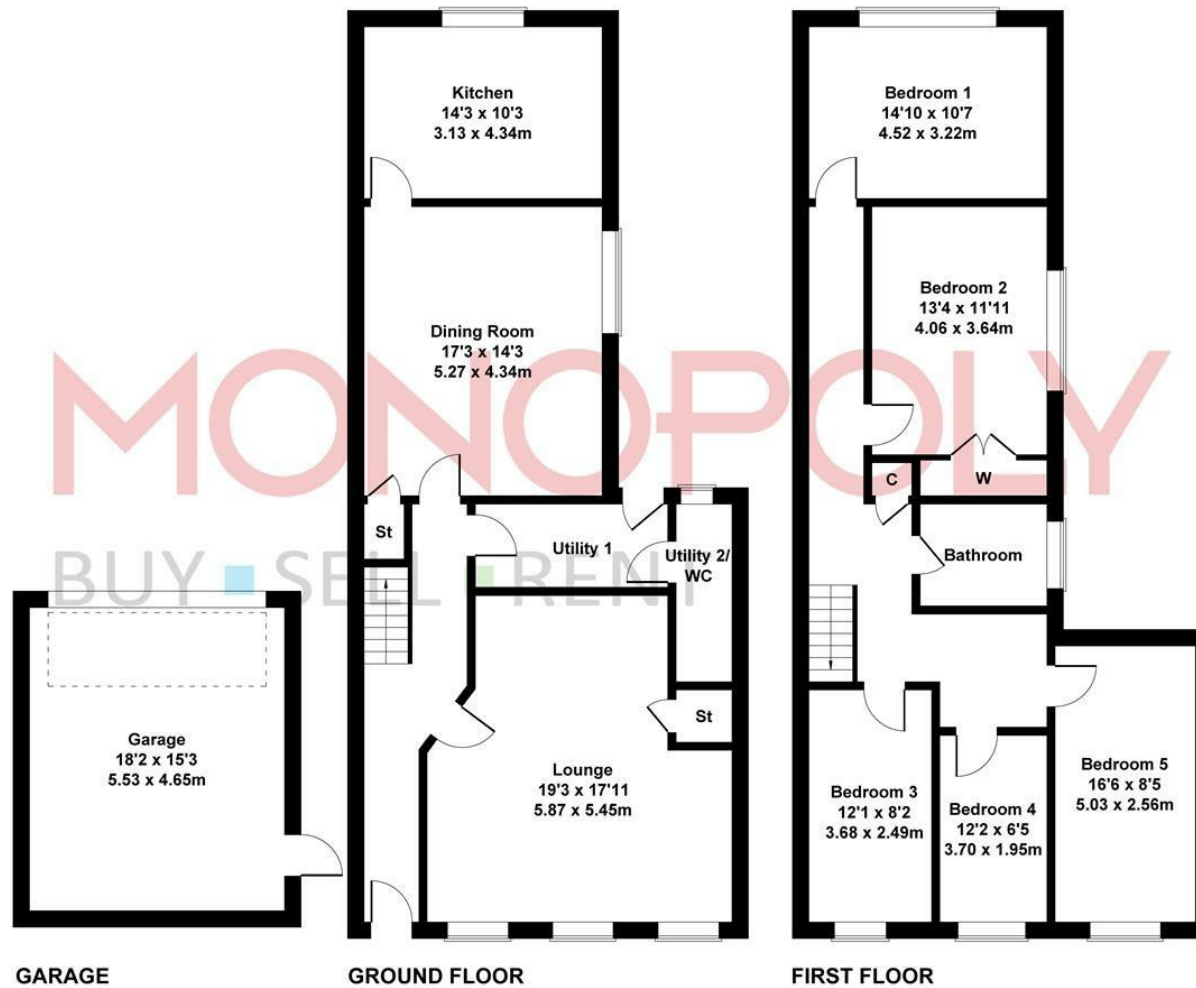
Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked before travelling to view.





Llwyn, Talsarnau

Approximate Gross Internal Area
2142 sq ft - 199 sq m



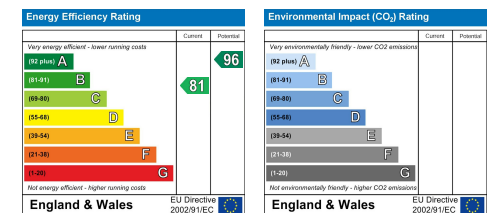
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MONEY LAUNDERING REGULATIONS 2003

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.

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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.





LEWIS

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