



Tom Parry

Isallt, Llanbedr, LL45 2HP

£300,000

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Tom Parry & Co are delighted to offer for sale this fantastic detached property just outside the popular village of Llanbedr. 'Isallt' offers a unique opportunity for those seeking a spacious family home with lovely sea views towards Shell Island. Spanning an impressive 3,821 square feet, the house boasts three generous reception rooms, perfect for entertaining or relaxing with family. With five well-proportioned bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy.

The property is ideally situated opposite Pensarn Train Station, providing excellent transport links for commuters and those wishing to explore the beautiful surrounding areas. The rear of the house presents a delightful countryside aspect, allowing residents to appreciate the natural beauty of the Welsh landscape.

While the property is in need of renovation, it offers a blank canvas for potential buyers to create their dream home. The generous parking area and detached garage adds to the convenience of this remarkable residence.

This is a rare opportunity to acquire a substantial home in a picturesque location, combining the best of coastal and countryside living. Whether you are looking to invest in a family home or a renovation project, this property is sure to impress.

Our Ref: P1648

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Conservatory/Porch

with glazed surround

Hallway

with radiator; under stair storage and access to large basement

Living Room

with open fire set on slate hearth

Rear Sitting Room

with open fireplace set on slate hearth and radiator

Dining Room

with large picture window to the front; open fire with decorative timber surround and radiator

Kitchen

with a range of fitted wall and base units with worktop over; oil fired 'Aga'; stainless steel sink and drainer; electric oven with hob and extractor fan over; integrated dishwasher and tiled floor

Rear Hallway

with built in cupboards; space and plumbing for washing machine and door to rear

Shower Room

with fitted shower cubicle; low level WC and wash basin

BASEMENT

large storage area that can be accessed from the hallway internally or via external steps

FIRST FLOOR

Landing

a generous landing area with deep eaves storage cupboard; airing cupboard housing hot water cylinder with immersion fitted; radiator and access to the loft

Bedroom 1

with built in wardrobe and radiator

En-Suite

with shower cubicle; low level WC and wash hand basin

Bedroom 2

with dual aspect windows enjoying countryside views; wash basin set in vanity unit and radiator

Bedroom 3

with sea views and radiator

Bedroom 4

with radiator

Bedroom 5

with sea views and radiator

Bathroom

with coloured suite including panelled bath; low level WC and wash hand basin; heated towel rail and part tiled walls

EXTERNALLY

The property is accessed via a gated entrance leading to a generous tarmac driveway and a detached garage.

There is a low level stone wall and picket fence to the front with a block paved patio and garden laid to lawn behind. There is a yard to the rear of the house, with outbuilding housing washroom facilities, leading to a path and steps to side with steps also leading down to the basement.

SERVICES

Mains water and electricity, Private drainage to shared septic tank. Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band E

No onward chain







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.

Floor plan Awaited



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		21 F
1-20	G		