



Tyn Llwyn, Talsarnau
Talsarnau

£535,000



Tyn Llwyn

Talsarnau

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Fully renovated stone farmhouse in idyllic location with far reaching rural and mountain views and a distant sea glimpse
- 8.56 acres of grazing, woodland and river frontage
- 4 bedrooms, 3 bathrooms including one en-suite
- Large lounge with cosy log burner set in traditional stone fireplace
- Large kitchen/diner with walk in inglenook stone fireplace and bread oven (currently not in use)
- Principal bedroom with en-suite and French doors to garden
- Wonderful streamside location with natural pools and large landscaped garden with stone fire pit and stone seating
- Double glazed with central heating
- Charming hamlet location on Western fringe of Snowdonia National Park and within walking distance of the Maes Y Newydd country house hotel bar and restaurant
- Extremely well maintained and successful holiday rental with NO ONWARD CHAIN



Side Porch

16' 2" x 7' 0" (4.93m x 2.13m)

A part covered porchway leads to the entrance door opening into the kitchen/dining hall.

Lounge

14' 9" x 13' 1" (4.50m x 4.00m)

Characterful lounge with traditional stone fireplace housing a cosy log burning fire, built in alcove cupboards and window to the garden providing rural views and sea glimpses.

Kitchen/Dining Hall

19' 4" x 14' 1" (5.90m x 4.30m)

A very impressive kitchen/diner with stone tiled floor and space for a very large dining table and chairs. The well equipped kitchen has a range of wall and base units with oven, hob and extractor over, integrated undercounter fridge and integrated dishwasher. A large walk in stone inglenook fireplace with original bread oven (not in use) provides a focal feature and a unique seating area. Stairs rise to the first floor, and there is a comfy seating area in front of the window to the garden, plus an understairs cupboard. A door also opens to the courtyard.

Utility/Boot Room

14' 1" x 13' 1" (4.30m x 4.00m)

A large utility/boot room with stone tiled floor and a range of units with counter over plus sink and draining board. There is space and plumbing for both a washing machine and tumble dryer, and space for additional fridges and freezers. There is ample room for garden, beach and outdoor paraphernalia plus muddy/sandy boots and shoes. There is also a large storage cupboard and door to the garden.

Ground Floor WC

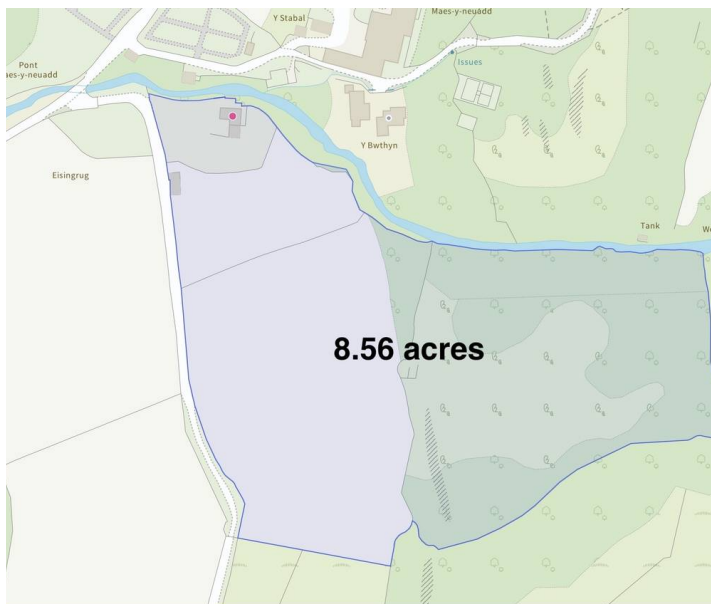
8' 10" x 2' 11" (2.70m x 0.90m)

With white suite comprising of low level WC and hand basin.

Principal Bedroom

14' 5" x 13' 5" (4.40m x 4.10m)

A light and spacious room with the benefit of French



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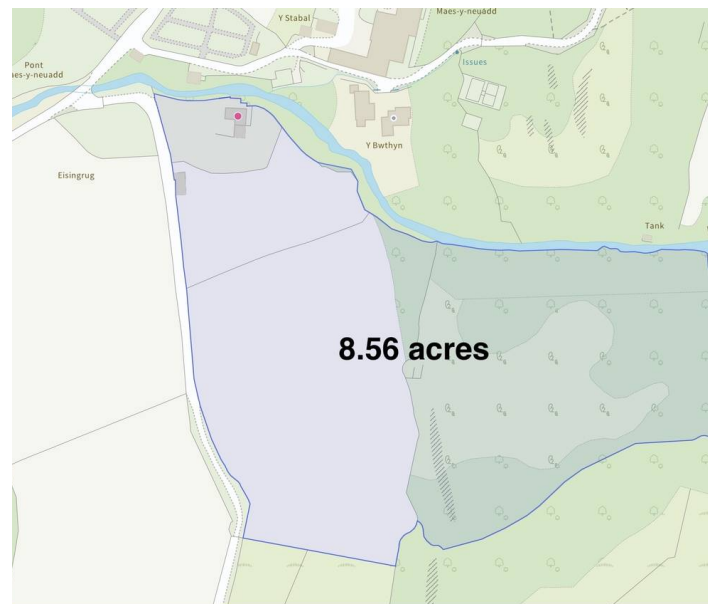
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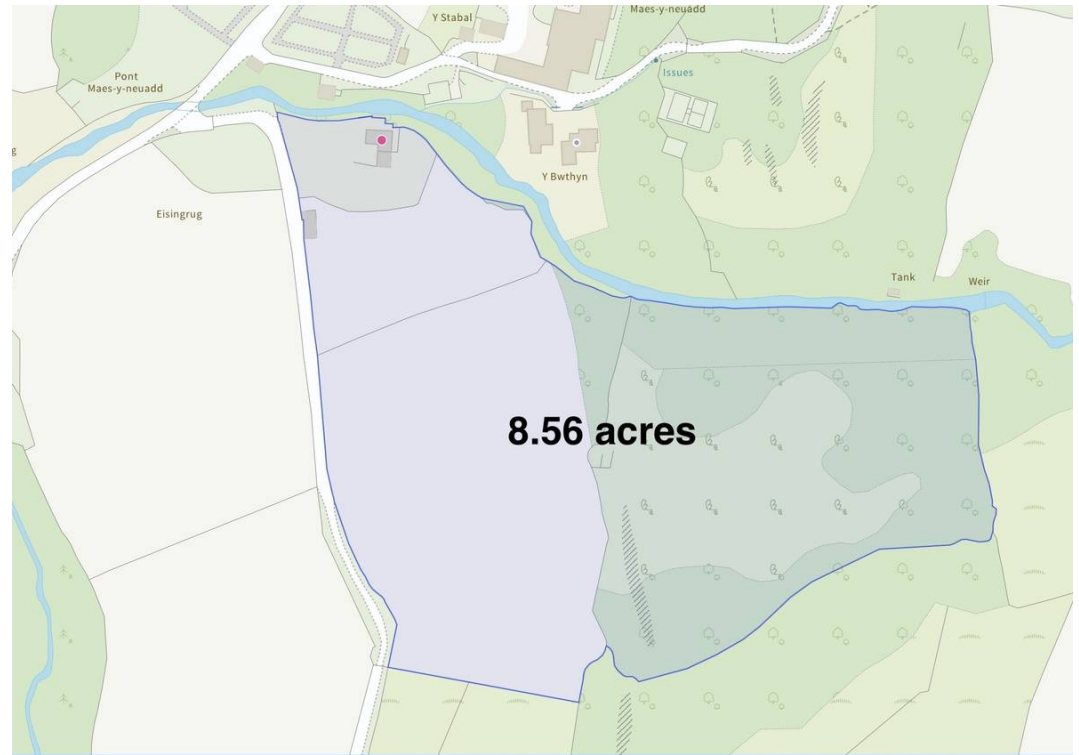
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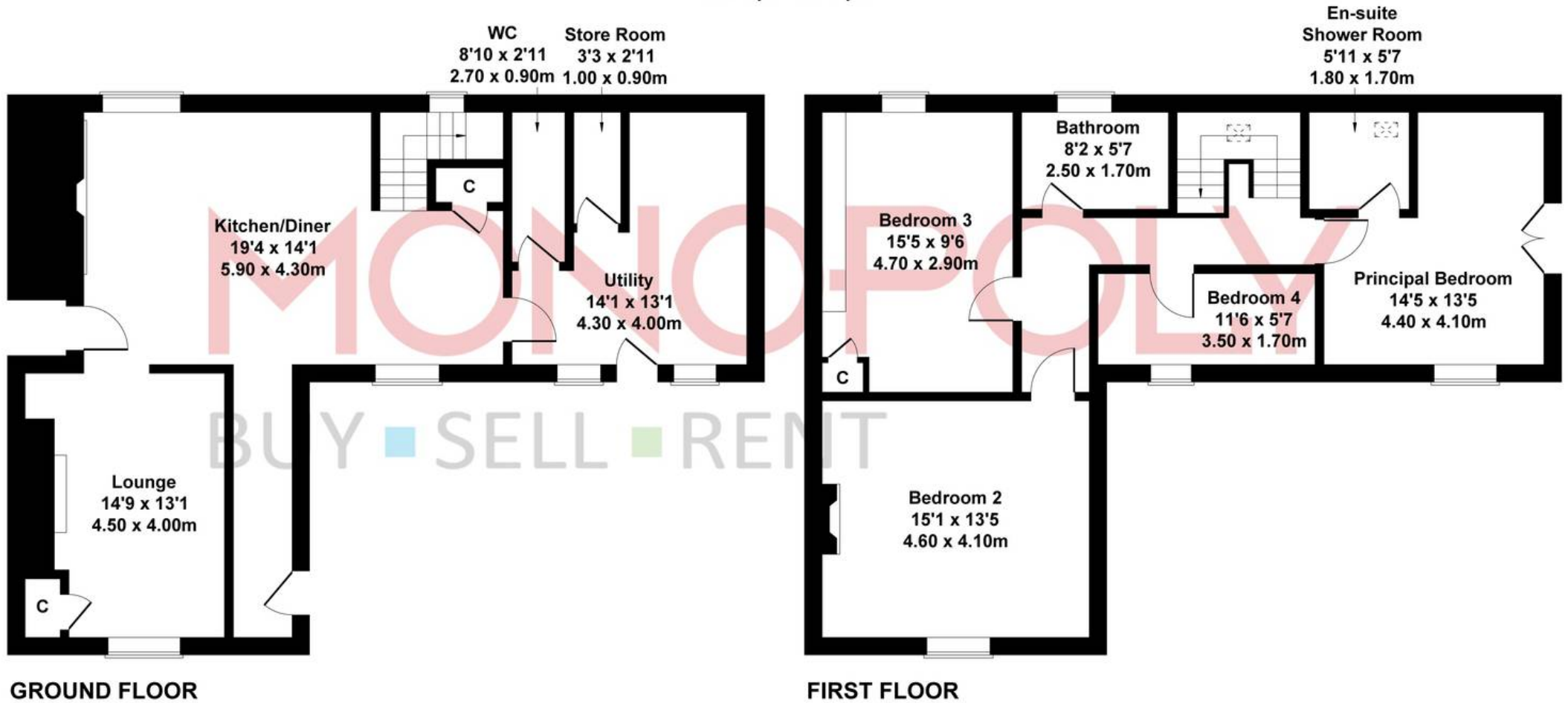
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Approximate Gross Internal Area
1582 sq ft - 147 sq m



Not to Scale for illustrative purpose only



Monopoly Buy Sell Rent Llanbedr

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