

**BOB** PARRY

8 HIGH STREET, TALSARNAU  
ASKING PRICE £99,999  
REFERENCE: 7725



- MID TERRACE
- THREE BEDROOMS
- WELL PRESENTED

- SOLAR PANELS
- EPC RATING B-87
- VIEWING ESSENTIAL

## DIRECTIONS

From Maentwrog take the A496 road south towards Harlech. Continue through Llandecwyn and proceed towards Talsarnau. Pass the Honda garage on your right and the property can be found a short distance down on the left hand side.

## More Information

An attractive 3 bedroom mid terrace house. The property is well presented and benefits from economical heating complete with solar panels on the roof. There is double glazing, electric heaters, radiators and log burning stove. 8 High Street would make a an ideal buy to let investment, first time buy or holiday home.

Located in the popular village of Talsarnau which is positioned between Harlech and Porthmadog. The village has good transport links with the Cambrian coast train line passing through the village. Talsarnau train station is a short walk from the property. Sitting on the edge of the Snowdonia National Park making it a great base for exploring the fantastic mountains and coast.

## Entrance Hall

### Lounge/Dining Room 4.19m x 5.15m (13'9" x 16'11")

Laminate flooring. Multifuel stove inset into feature fireplace. Electric wall mounted heater.

### Galley Kitchen 1.38m x 4.28m (4'6" x 14'1")

A range of wall and base units with matching worksurfaces. Stainless steel sink with mixer tap. Splash back tiled walls. Integral hob and oven. Space for fridge/freezer. Heated towel rail. Washing machine point.

## First Floor Landing

Loft access hatch. Doors leading to:-

### Bathroom

W.C. Wash hand basin. Bath with overhead electric shower. Tiled walls. Heated towel rail. Electric heater.

### Bedroom One 2.54m x 3.28m (8'4" x 10'9")

Electric heater.

### Bedroom Two 3.31m x 2.07m (10'10" x 6'9")

Radiator. Door to rear garden.

### Bedroom Three 1.75m x 2.31m (5'9" x 7'7")

Radiator.

## Outside

An enclosed rear patio area.

## Tenure

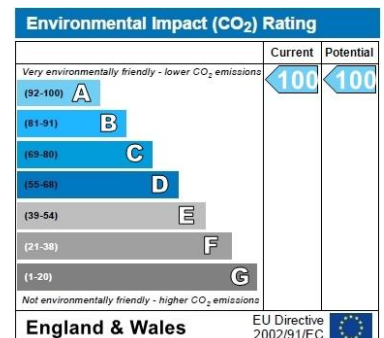
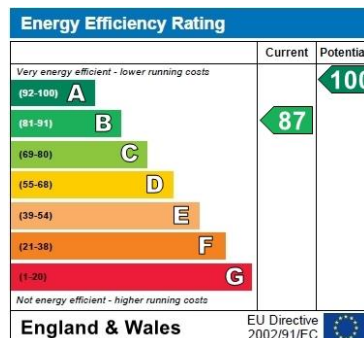
The property is available Freehold. Solicitors to confirm.

## Tax Band

The property is believed to be in Band A. Information from [www.voa.gov.uk](http://www.voa.gov.uk)

## Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at [porthmadog@bobparry.info](mailto:porthmadog@bobparry.info)



134 High Street, Porthmadog, Gwynedd, LL49 9NW  
01766 512 666 | [www.bobparry.info](http://www.bobparry.info) | [porthmadog@bobparry.info](mailto:porthmadog@bobparry.info)

Whilst we endeavour to make these details as helpful as possible, we do not guarantee their accuracy. Measurements, floorplans and photos should not be relied upon for any use including the purchase of the property. Any interested buyers should make arrangements to inspect the property. Bob Parry Estate Agents & Auctioneers do not themselves test any services connected to any property offered by them for sale or to let.