



MORRIS MARSHALL & POOLE

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Tawelfan, Friog, Fairbourne, LL38 2RX

- A very spacious detached house • Elevated position with limited sea views • Adjoining Annex well suited for holiday let use • Snowdonia National Park • Walking distance to Fairbourne beach • Large Garden • Well maintained externally and internally • Energy Efficiency Rating=30 • •



£270,000

Tywyn Office 01654 710 388 tywyn@morrismarshall.co.uk

General Remarks & Situation Tawelfan is a substantial detached property, which the present owners have modified to provide a spacious, comfortable, 4 bedroom main house with an attached 2 bedroom annex to provide further family accommodation or suitable for lettings. The property was built circa 1910 and is located in a quiet location within the Snowdonia National Park and is afforded by fine views of the Cardigan Bay skyline and sea views, including peaceful pastoral scenery from the front and side of the house. The property is situated in the hamlet of Friog and is within walking distance of the fantastic beach in Fairbourne and the Cader Idris Range and the Blue Lake.

Accommodation

Double glazed French doors into:

Porch 6'6" x 8'10" (1.98m x 2.69m) Windows to three side, quarry tiled floor.

Hallway 19'10" x 18' (6.05m x 5.49m) Window to rear, pitch pine stairs to first floor, 2 x radiators, stripped flooring and stairs leading to first floor

Dining Room 14' x 13'4" (4.27m x 4.06m) Window to front, original cast iron fireplace with tiled inserts, oak surround, radiator,

Lounge 15'11" x 11'2" (4.85m x 3.40m) Window to front and side with open countryside views towards the sea, carved sandstone open fireplace housing 'Musto' multi-fuel burner, 2 x radiators, stripped flooring.



Kitchen/Breakfast Room A modern fitted kitchen with a range of base and eye level units; Window to front, integral sink and drainer with mixer taps, 'Neff' halogen 4 ring hob with extractor hood above, integral 'Neff' electric oven and grill, tiled flooring.



Single Glazed door into:

Utility Room 9'5" x 6'8" (2.87m x 2.03m) Belfast' sink with hot and cold taps, 2 double wall cupboards, worktop, space for fridge/freezer, space for plumbing and washing machine, space and vent for drier, fitted 'Heatrae' streamline sadia water heater.

Shower Room 7'11" x 5'1" (2.41m x 1.55m) Window to rear, shower cubical with electric shower, low level W.C, pedestal wash hand basin, tongue and groove ceiling, tiled walls, radiator carpet.

Rear Lobby 6'4" x 5'1" (1.93m x 1.55m) Double glazed door to rear of property.

Landing Velux window; store cupboard; radiator and door to

Bedroom 1 16'4" x 11'4" (4.98m x 3.45m) Window to front, TV point, single fitted wardrobe, radiator, carpet. All furniture in this room included in the price. Door into

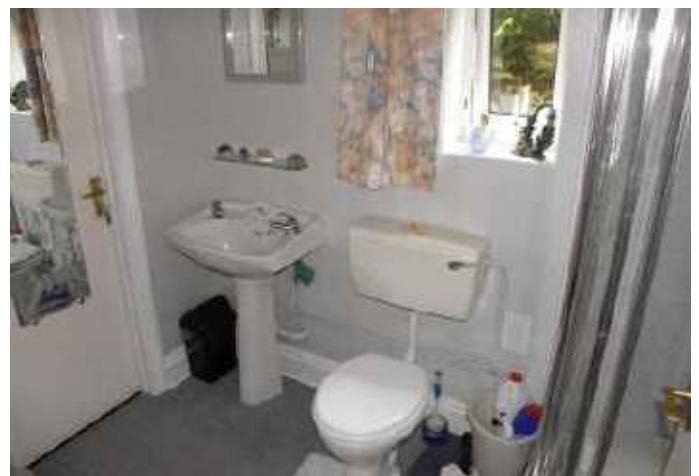
En Suite Shower Room Electric shower, pedestal wash hand basin, low level W.C., heated towel rail, extractor fan, partly tiled walls tiled flooring.

Bedroom 2 14'0 x 12'3" (4.27m x 3.73m) Window to front, original ornate cast iron fireplace, 5 x built in wardrobes, radiator, carpet.

Bedroom 3 14' x 12'4" (4.27m x 3.76m) Window to front, radiator, access to roof space, carpet.

Bedroom 4 10'1" x 5' (3.07m x 1.52m) Window to side, airing cupboard housing hot water tank, 3 x wardrobes cupboards with storage above, radiator, carpet.

Bathroom Window to side, panelled bath, low level W.C. With concealed cistern, wash hand basin with cupboard underneath, tongue and groove ceiling, fully tiled walls and floor, radiator.



Door from landing into

Annex

Hallway 11'2" x 3'5" (3.40m x 1.04m) Window to side, carpet

Lounge/Bedroom 5 13'1" x 13'7" (3.99m x 4.14m) Window to side with mountain views, TV point, access to roof space, radiator, carpet and stairs down to

Kitchen/Breakfast Room 13'1" x 13'7" (3.99m x 4.14m) Window into covered courtyard and utility area, 2 wall units, 4 base units under granite effect worktops, stainless steel sink and drainer, space for fridge-freezer and electric cooker, radiator, tiled flooring.

Bedroom 6 10'4" x 10' (3.15m x 3.05m) Window to side, radiator, carpet.

Shower Room 6' x 3'2" (1.83m x 0.97m) Window into courtyard, corner shower, low level W.C., wash hand basin.

Externally To the side of the house: double gates opening on to pebbled driveway with parking, garage.

To the front: terraced garden with mature shrubs, gravelled seating area with views over the countryside.

To the rear: terraced lawn area with borders of mature shrubs and plants, raised vegetable beds.

Outside Store Room

Detached Garage

Summer House 14' x 10" (4.27m x 0.25m) 2 x Windows and door to front, decking to front.

Tenure Freehold with Vacant Possession upon Completion of the Purchase.

Services All mains services connected. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Outgoings Council tax band E. Gwynedd Council, Cae Penarlag, Dolgellau, Gwynedd. Tel: 01341 422 341

Energy Performance Certificate A full copy of the EPC is available on request or by following the link below:

Public EPC URL:

<https://www.epcregister.com/direct/report/2378-6026-6263-4881-6060>.

Viewings By arrangement with the selling agents Tywyn office on 01654 710 388

Negotiations: All interested parties are respectfully requested to negotiate direct with the Selling Agents

Route Directions: Head towards Fairbourne. The property is situated on the right hand side if you reach the turning for Fairbourne you have gone too far and will need to turn around.

Website To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property

Ref Tywyn Office: Tel: 01654 710 388

Ref: T16/82 Date: 18/7/2016

MMP Survey Department If you dont find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact any of our offices.

For further information contact - Roger N Lunt, FRICS - Tel: 01691 679595





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