



Garth Bengan, Minffordd, Penrhyndeudraeth, LL48 6HD

Ref: 7678

Bob Parry are delighted to bring to the market this truly unique property. Garth Bengan is an imposing, attractive and spacious three/four bedroom detached house standing in approximately 10 acres of land. There are around 2 acres of beautiful mature gardens consisting of lawn areas, woodland and orchard. The remaining land is grazing and is used on an informal arrangement with a local farmer. Superb views of the Dwyryd Estuary

Guide price £695,000

DIRECTIONS

From our Porthmadog office turn right onto the High Street. Follow the High Street up and across the Cob. Go through the village of Minffordd and at the roundabout take the second exit into Penrhyndeudraeth. Take the next right opposite the old hospital onto the road leading to the property. You will see a plaque with the name of the property on the stone pillar.

BRIEF DESCRIPTION

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In Brief

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The spacious living accommodation consists of approximately a 45ft long sun room which has a hot tub (available on separate negotiation). Sitting room with bar, lounge, entrance hall with seating area, bedroom, shower room, dining room, kitchen/breakfast room with door to porch/utility area on the ground floor. To the first floor there is a landing with seating area, family bathroom, two double bedrooms and single bedroom with access onto a balcony overlooking the large lawn to the rear with views to the estuary, hills and mountains beyond. There is solid fuel central heating from two wood-burning stoves and a back up boiler. Double glazing to all main areas.

There is a 6 berth static caravan which has two bedrooms, en-suite, lounge, kitchen, gas fired central heating and double glazing. The caravan sits in a private and secluded location within the grounds and has an attractive wrap around decking area. There is a wood store and large workshop/garage. Poly tunnel which currently has a good stock of fruit, vegetables and flowers growing; these include strawberries, black and white grapes, butternut squash to name a few.

Approached by a sweeping drive just off the A487, located in a secluded and private location between the villages of Penrhyndeudraeth and Minffordd. Sitting on the doorstep of the Snowdonia National Park, the position of this property makes it an excellent base for exploring much of North Wales with its sandy beaches and coastal walks. The Italianate village of Portmeirion made famous by the TV series The Prisoner (No 6) is located a short distance away as are many other local attractions. The property is located within easy reach of the harbour town of Porthmadog. The town offers a wide range of amenities including shops, restaurants/eateries, supermarkets, schools, doctors' surgeries and pharmacies to name just a few. Garth Bengan needs to be viewed in order to fully appreciate its impressive grounds, location and spacious living accommodation.

Accommodation

(Measurements are approximate)

South Facing Sun Room/Conservatory 3.22m x 13.57 (10'7" x 44'6")

Tiled floor. Radiator. Superb views over the Dwyryd Estuary. Extractor fans.

Sitting Room 4.24m x 4.99m (13'11" x 16'4")

Bar. Radiator. Telephone point.

Lounge 3.96m x 5.08m (13'0" x 16'8")

Radiator. Wood burning stove. TV point.

Entrance Hall

Seating area. Radiator. Stairs to first floor landing. Understairs storage cupboard. Storage cupboard.

Bedroom One 3.99m x 3.95m (13'1" x 13'0")

Radiator.

Shower Room

Low level wc. Wash hand basin. Shower. Radiator. Tiled walls. Shaver point.

Dining Room 4.16m x 4.09m (13'8" x 13'5")

Radiator. Built in storage cupboard.

Kitchen/Breakfast Room 5.86m x 3.63m (19'3" x 11'11")

Wood burning stove. Tiled floor. Plastic clad tiled effect walls. Modern fitted kitchen consisting of gloss cream wall and base units with granite effect worktops. Stainless steel sink unit. Integral Lamona Induction hob with overhead extractor hood. Integral Creda oven. Dishwasher. Door through to porch/utility area.

Porch/Utility Area 3.33m x 3.03m (10'11" x 9'11")

Side door into garden. Tiled floor. Plumbing for washing machine. Wall and base units with worktops. Loft access hatch. Space for fridges and freezers

First floor landing

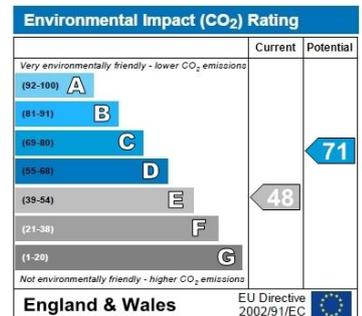
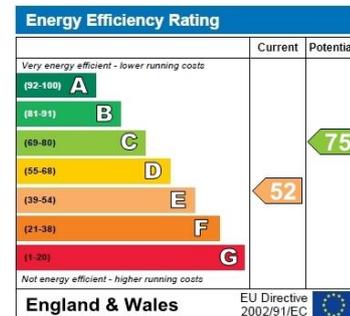
Seating area. Radiator.

Bedroom Two 4.07m x 4.46m (13'4" x 14'8")

Fitted wardrobes and draws. Views from the windows.

Bedroom Three 3.17m x 4.15m (10'5" x 13'7")

Radiator. Eaves storage. Door onto balcony. Restricted head height.



These sales particulars are believed to be materially correct but their accuracy is not guaranteed and they do not form any part of any contract. All measurements are metric (with imperial equivalent in brackets) and are approximate. Services, gas and electric installations, appliances, heating systems, boilers, chimneys/flues etc. have not been tested by the selling agents and no warranty as to their condition or suitability is given.

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