



Tom Parry

Bryn Deri , Llanbedr, LL45 2HL

£249,995

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Believed to have been built in 1920's, Bryn Deri, a detached 3 bedroom property, is a successful blend of original features with contemporary styling. In addition to being rich in character and charm, the property benefits from oil fired central heating, uPVC double glazing, new kitchen, beautiful open countryside views, and a "bbq hut" for alfresco dining. The property is light and airy, situated in Llanbedr, and early viewing is highly recommended. Please note the property has been reduced to reflect costs necessary to create private parking.

Llanbedr is a popular village situated on the western coastal fringe of the Snowdonia National Park through which runs the Afon Artro. The village is served by a well stocked convenience store, hairdressers, two public houses, Country House Hotels, a primary school and the village church. It benefits from a regular bus service and a rail station along the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

Accommodation comprises : (All measurements are approximate)

Entrance door into

GROUND FLOOR

HALLWAY

Oak flooring, feature ceiling archway, radiator, under stairs storage cupboard, stairs to first floor, doors into

LOUNGE

4.70 x 4.28 (15'5" x 14'0")

Oak flooring, feature fireplace with stone surround, triple aspect windows to front with beautiful countryside views, 2 x radiators

DINING ROOM

4.25 x 3.41 (13'11" x 11'2")

Original wooden floor, feature fireplace with inset log burning stove on slate hearth, large window to front with beautiful countryside views, radiator

KITCHEN

4.11 x 2.96 (13'5" x 9'8")

Fitted with a range of wall and base units including integrated electric oven with hob and extractor fan above, glass splash back, integrated dishwasher, laminate worktops, ceramic sink and drainer unit, dual aspect windows, vinyl flooring, large walk in pantry cupboard, radiator, large cloaks cupboard, door to outside

BEDROOM 1

4.60 x 2.43 (15'1" x 7'11")

Fitted carpet, radiator, dual aspect windows to side and rear, door to

EN-SUITE

Fitted with suite comprising large walk in shower cubicle with "Triton" electric shower, wash hand basin, low level w.c., fully tiled walls, tiled floor, heated towel rail, extractor fan, obscured window to rear

FIRST FLOOR

LANDING

Feature beams, radiator, door to outside, doors to

BEDROOM 2

3.95 x 3.52 (12'11" x 11'6")

Fitted carpet, radiator, plentiful under eaves storage, window to front with countryside views, feature beams

BEDROOM 3

2.70 x 2.56 (8'10" x 8'4")

Fitted carpet, radiator, window to front with countryside views, under eaves storage. Currently being used by vendors as a study.

BATHROOM

Fitted with corner jacuzzi bath and hand held shower, wash hand basin, low level w.c., partially tiled walls, radiator, tiled floor, skylight window

EXTERNAL

The property is approached via a pathway leading to front door. Front garden is mature, with well stocked plants and shrubs, and a lawn with beautiful open countryside views provides the perfect place to sit in the evening sun.

At the rear of the property, steps lead to a balcony, which can also be accessed from the first floor of the property. Further steps lead up the terraced garden to the top which has the benefit of a "bbq Hut", with built in bbq and seating.

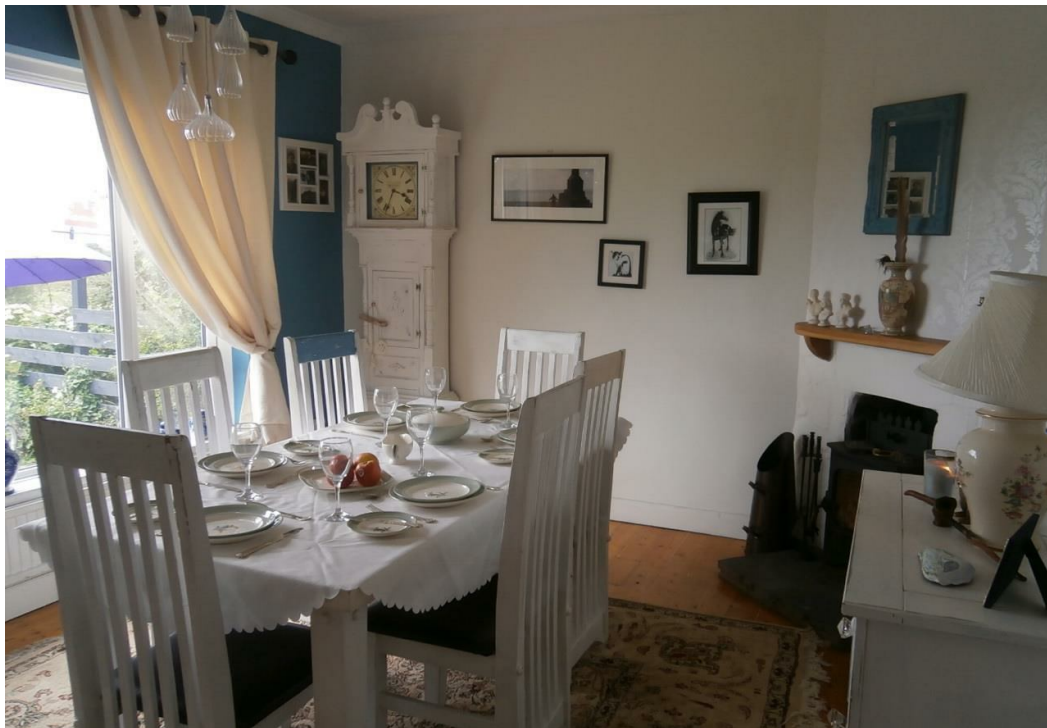
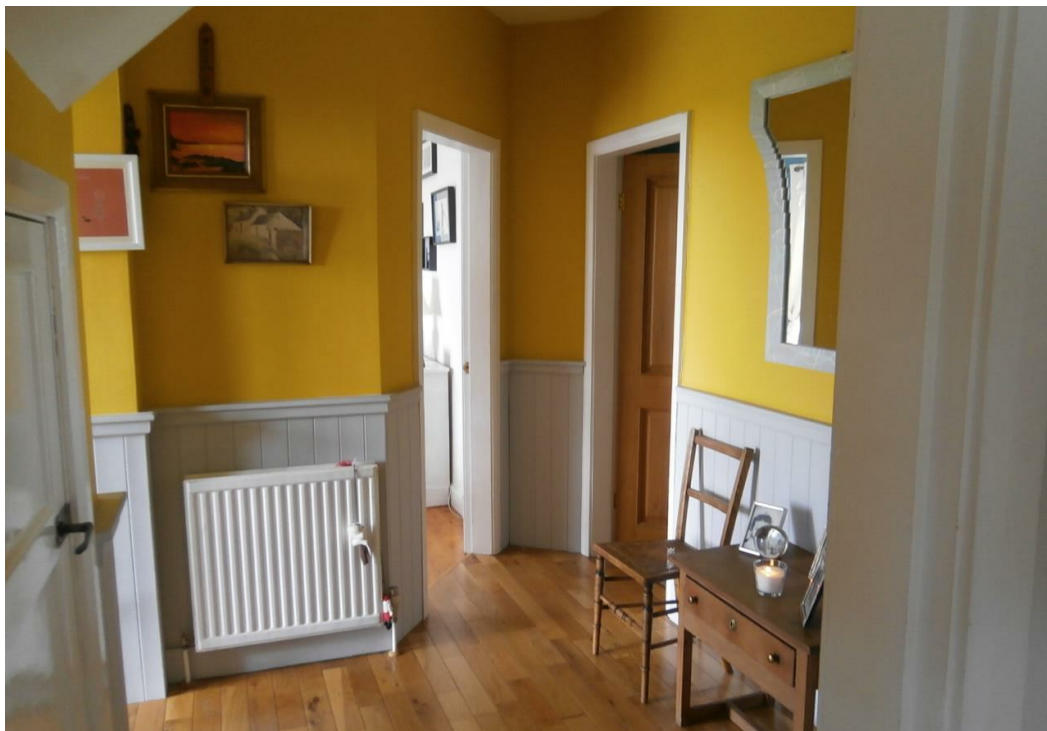
Outbuilding housing washing machine, oil tank, and shed.

The current vendors park in the layby steps from the property at the authorisation of the owner of this piece of land.

SERVICES

Mains water and electricity.





01766 780883
tomparry.co.uk

