



# Tom Parry

7 High Street, Talsarnau, LL47 6TY  
Offers in the region of £89,000



## 7 High Street, Talsarnau, LL47 6TY

Mid terrace property, laid out over 3 floors with garden and parking to rear, 7 High Street, Talsarnau is the perfect property for a first time buyer or as a holiday home. Although requiring modernisation, it is in good condition throughout with pleasant views from the rear windows. With a little care and attention, and at this current price, this could be the bargain you have been looking for!

It is located in the centre of the village of Talsarnau, approximately 4 miles from the coastal town of Harlech and 6 miles from the harbour town of Porthmadog. Talsarnau has its own railway station which serves the local area and the Midlands. There is also a public house and primary school in the village, and beautiful countryside nearby. The accommodation comprises: (all measurements are approximate)

Entrance door into

### GROUND FLOOR

#### ENTRANCE HALLWAY

Panelled walls, door leading to

#### DINING ROOM

3.98 x 3.55 (13'0" x 11'7")

Exposed ceiling beams, staircase leading to first floor, door into

#### KITCHEN

3.1 x 2.1 (10'2" x 6'10")

Base units with work surfaces, fitted shelves, double drainer stainless steel sink unit, exposed ceiling beams, door to inner lobby with open tread staircase to

### LOWER GROUND FLOOR

#### LIVING ROOM

5.72 x 3.96 (18'9" x 12'11")

Feature stone fireplace and raised tiled hearth, exposed ceiling beams, doorway leading to

#### REAR ENTRANCE HALLWAY

Door leading to outside

### FIRST FLOOR

#### LANDING

Loft access, doors leading to

#### BEDROOM 1

3.55 x 3.37 (11'7" x 11'0")

Window to front, fitted wall to wall wardrobes

#### BATHROOM

Fitted with suite comprising panelled bath, pedestal wash hand basin and W.C., fitted airing cupboard housing hot water cylinder fitted with immersion heater

### EXTERNAL

To the rear of the property is a enclosed garden with concrete paths, flower borders with a variety of mature shrubs and plants, gravelled area, greenhouse and parking space

### SERVICES

Mains water, electricity and drainage









NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

EPC Awaited



Floor plan Awaited