



Tom Parry

Tyn LLidiart Mawr , Llanbedr, LL45 2HS

£250,000

Tyn LLidiart Mawr , Llanbedr, LL45 2HS

If a property with potential to become the dream home is what you are searching for, then look no further, because this is it! Rarely do properties like Tyn LLidiart Mawr come onto the market, with spectacular views, secluded but not isolated, and with oodles of potential to be unique. Currently it is a 2 bedroom, upside down property with fitted kitchen, large lounge, detached stone built garage and static caravan. Viewing however is highly recommended so you can see for yourself how to make this property your goal!

The property is located in Pensarn, a small hamlet approximately 1 mile from Llanbedr - a popular village situated on the western coastal fringe of the Snowdonia National Park. The village is served by a convenience store, cafe and hairdressers. There are two public houses, Country House Hotels, a primary school and the village church. It is served by a 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.

The accommodation comprises (all measurements are approximate):

Outside steps leading to paved terrace, and entrance door into

ENTRANCE PORCH

Slate flooring, entrance door into

KITCHEN/DINING ROOM

5.59 x 3.10 (18'4" x 10'2")

Fitted with a range of units including integrated double oven and hob, dishwasher, 1 1/2 sink and drainer unit, laminate worktops, laminate flooring, space for fridge, double aspect windows with stunning views over Cardigan Bay and beyond, opening into dining area with radiator, electric storage heater, fitted carpet, loft access, door into

LOUNGE

6.25 x 5.19 (20'6" x 17'0")

Feature stone wall with multi fuel burning stove, 2 large picture windows to front with stunning views, exposed ceiling beams, exposed wooden ceiling, 2 stained glass feature windows to rear, 2 electric storage heaters, stairs leading down to

LOWER FLOOR

INNER HALLWAY

Electric storage heater, radiator, under stairs storage, doors leading to

BEDROOM 1

3.89 x 2.75 (12'9" x 9'0")

Electric storage heater, fitted wardrobes, window to front, wash hand basin

BEDROOM 2

3.41 x 3.06 (11'2" x 10'0")

Electric storage heater, built in wardrobes, window to front, door leading to

BATHROOM

Fitted with coloured suite comprising panelled bath, pedestal wash hand basin, low level W.C., fully tiled walls, fitted carpet, heated towel rail, obscured windows to front and side

REAR HALLWAY

Electric storage heater, tiled floor, obscured window to side, built in storage, door leading to

REAR PASSAGE WAY

Good size area leading to outside, separate W.C. and garage

EXTERNAL

The property sits in approximately 3/4 acre of land and is approached by a single track lane.

The garden is split into several areas, all which are well established with mature trees, shrubs and lawn. A static caravan sits to the edge of the plot which can be used as an extension to the main property or has letting potential.

There are several outbuildings including a large double stone built garage with power and light.

Access to the property is via steps to the side leading into the first floor living areas, or a door on ground floor.

SERVICES

Mains water and electricity.
Septic tank 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