



Tom Parry

Hillside High Street, Talsarnau, LL47 6TY

£162,500

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Hillside is a coastal property situated in Talsarnau between Porthmadog and Harlech. It boasts unlimited charm and character which has been successfully combined with modern styling throughout. The property is deceptively spacious and has 3 large bedrooms, a separate dining room, lounge with beautiful open fireplace and an outside courtyard for alfresco dining. It further benefits from electric heating throughout and is presented to the highest standard. It has been successfully operated as a holiday let for the past few years and accounts can be made available to genuine buyers. No work is required and the property is offered with the potential to purchase fully furnished and with no onward chain.

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 PORCH

Coat hanging rail, electric boxes, glass panelled door into

DINING ROOM

4.62 x 4.01 (15'1" x 13'1")

Double glazed sash window to front with deep tiled sill, feature decorative fireplace with raised hearth and alcove, electric heater, part slate/ part carpet flooring, doorway to inner hall, door to kitchen, door leading through to

LOUNGE

4.75 x 3.71 (15'7" x 12'2")

Feature inglenook fireplace with exposed painted stonework, raised hearth and open fire, 2 x double glazed sash windows to front with tiled sills, electric heater, fitted carpet

KITCHEN

4.09 x 2.18 (13'5" x 7'1")

Fitted with a range of base units with laminate worktop above, inset stainless steel sink and drainer unit, space and plumbing for washing machine, space for fridge/freezer, electric cooker, slate tiled flooring, electric heater, window to side, door leading to outside

INNER HALLWAY

Tiled floor, electric heater, stairs leading to first floor, door into

SEPARATE WC

Low level W.C., wash hand basin, partially tiled walls, tiled floor, extractor fan

FIRST FLOOR

LANDING

Stripped and painted floorboards, loft access, doors into

BEDROOM 1

4.11 x 3.96 (13'5" x 12'11")

Double glazed sash window to front, built in wardrobes and airing cupboard, electric heater, stripped and painted floorboards

BEDROOM 2

3.33 x 3.15 (10'11" x 10'4")

Double glazed sash window to front, electric wall heater, built in storage cupboards, stripped and painted floorboards

BEDROOM 3

4.11 x 3.02 (13'5" x 9'10")

Dual aspect windows to side and rear, electric heater, stripped floorboards, 3/4 door to outside

SHOWER ROOM

Fitted with a contemporary suite comprising walk in shower cubicle with "Mira" shower, low level W.C., wash hand basin, obscured window to rear, electric heater, extractor fan, vinyl flooring

EXTERNAL

To the rear of the property steps lead to a terraced courtyard garden which has been attractively gravelled with stepping stones, decorative beds and borders. The garden is enclosed with fencing and shrubbery.
Outside tap

SERVICES

Mains water, electricity and drainage







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

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.

