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Angorfa, Llanbedr, LL45 2HP

£285,000

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Do not miss out - TRULY A MUST VIEW PROPERTY. Once in a while a property comes onto the market which sets a new standard and Angorfa is it. The property successfully combines period character with modern styling throughout. It benefits from 3 spacious bedrooms, newly fitted kitchen and bathrooms, sun drenched patio gardens to rear and pretty harbour views. There is the possibility of purchasing fully furnished (by negotiation) and either as an investment or your next home, Angorfa should be at the top of your viewing list!

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 pretty village, nestled between the Rhinog Mountain Range and golden sandy beaches, is served by a convenience store, cafe and hairdressers. There are two public houses, a Country House Hotel, primary school and the village church. A bus service and rail station along the Cambrian Coastline railway provide excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

The accommodation comprises (all measurements are approximate):

Entrance door into

GROUND FLOOR

ENTRANCE HALLWAY

Luxury vinyl tile flooring, stairs leading to first floor, understairs storage cupboard, radiator, exposed stone wall with feature circular window to front, doors leading into

LOUNGE

4.11 x 4.98 (13'5" x 16'4")

Feature log burning stove with stone hearth and wooden surround, luxury vinyl tile flooring, dual aspect windows to front and side, radiator x 2, shelving

KITCHEN/DINING ROOM

3.94 x 5.19 (12'11" x 17'0")

Fitted with a range of wall and base units including integrated oven with hob and extractor hood above, integrated dish washer, ceramic sink and drainer unit, laminate worktops, tiled splashback, space for fridge, exposed stone fireplace with inset electric "log burning" stove, dual aspect windows to front and side, ceiling spot lights, luxury vinyl tile flooring, door leading to

UTILITY ROOM

2.27 x 2.22 (7'5" x 7'3")

Fitted with wall and base units including space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, cupboard housing boiler, door leading to covered passageway and outside

FIRST FLOOR

LANDING

Carpeted, spacious landing with loft access and doors leading to

BEDROOM 1

4.11 x 2.42 (13'5" x 7'11")

Fitted carpet, window to front with harbour views, radiator, door leading to

EN-SUITE

2.45 x 3.63 (8'0" x 11'10")

Stylishly fitted with free standing roll top slipper bath, low level W.C., wash hand basin, stripped wooden floorboards, feature fireplace, window to side, radiator

BEDROOM 2

2.45 x 3.81 (8'0" x 12'5")

Fitted carpet, window to front with harbour views, radiator

BEDROOM 3

2.43 x 3.79 (7'11" x 12'5")

Fitted carpet, window to side, radiator

SHOWER ROOM

Large contemporary walk in shower cubicle with "Triton" shower, wash hand basin with vanity unit below, fully tiled walls, laminate flooring, heated towel rail, obscured window to rear

SEPARATE WC

With wash hand basin, obscured window to side

EXTERNAL

A gate at the side of the property opens into an enclosed lower paved garden. Steps lead to the rear of the property where there is a secluded patio for al fresco dining with beautiful open field views.

SERVICES

Mains water, drainage and electricity.

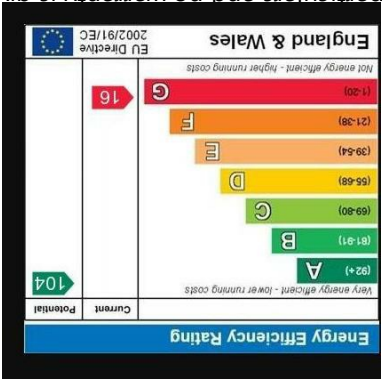




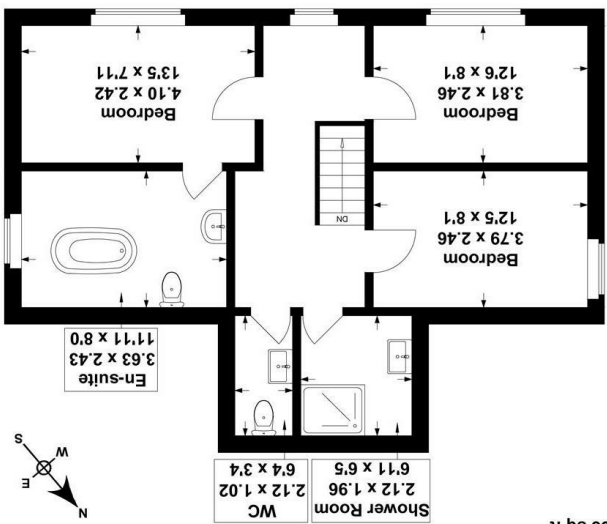


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



First Floor
57.0 sq m / 613 sq ft



Angorra, Llanbedr, Gwynedd, LL45 2HP
Approximate Gross Internal Area
107.6 sq m / 1158 sq ft

Illustration for identification purposes only, measurements are approximate, note to scale.

Ground Floor
50.5 sq m / 543 sq ft

