



# Tom Parry

Bwlch Y Fedwen , Talsarnau, LL47 6YS

£335,000



# Bwlch Y Fedwen , Talsarnau, LL47 6YS

Bwlch Y Fedwen is straight from the pages of a home magazine! It is a uniquely charming, detached, 2 bedroom stone built property in a small hamlet, rural but not isolated. It benefits from well proportioned rooms, oil fired central heating, a stunning kitchen/diner, private gardens with ample parking facilities and all the character you could hope for in one property. It has been well maintained, internally and externally, and benefits from replaced windows and a new boiler. Once viewed you will not want to leave!

The property lies in Snowdonia National Park and is located approximately 5 miles from the town centre of Harlech, a world heritage site, which offers a range of facilities including shops, restaurants, schools, swimming pool and petrol station. It also boasts a cliff top castle and the Royal St David's Golf Club. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Barmouth with regular services to the Midlands and beyond. The A55 can be reached within 1 hours drive.

The accommodation comprises (all measurements are approximate):

Entrance door into

## GROUND FLOOR

### ENTRANCE PORCH

Door into

### ENTRANCE HALLWAY

Stairs leading to first floor, doors into

### KITCHEN/DINER

5.65 x 5.86 (18'6" x 19'2")

Fitted with a range of wall and base units including integrated oven and grill, electric hob, oil fired Aga, sink and drainer unit, exposed painted stone walls, tiled splash back, tiled flooring, triple windows to front, 1 side window, space and plumbing for washing machine/dishwasher, radiator, feature ceiling beams

### LOUNGE

4.44 x 5.56 (14'6" x 18'2")

Feature log burning stove, triple aspect windows, laminate flooring, radiator, door to large under stairs storage cupboard housing "Grant" boiler

## FIRST FLOOR

### LANDING

Skylight window, radiator, fitted carpet, doors leading to

### BEDROOM 1

5.83 x 4.70 (19'1" x 15'5")

Original beamed ceiling, two windows to front, skylight window, fitted carpet, two radiators, exposed painted stone, door leading to

### EN-SUITE

Contemporary shower room with large walk in shower cubicle, wash hand basin, low level W.C., window to rear, chrome heated towel rail, laminate flooring, exposed painted stone and tiled walls

### BEDROOM 2

5.47 x 3.73 (17'11" x 12'2")

Dual aspect windows, fitted carpet, radiator, loft access

## BATHROOM

Contemporary suite comprising panelled bath with shower and glazed screen above, wash hand basin, low level W.C., fully tiled walls, chrome heated towel rail, window to side

## EXTERNAL

A farm gate leads into gravelled drive and parking area with a pathway leading to front entrance porch. Mature, well stocked garden with lawn sits at the front of the property. Steps to the side lead to summer house at the very top of the garden with stunning far reaching views of Snowdonia mountain range. Oil tank, seating areas and log store.

## SERVICES

Mains water and electricity.  
Septic tank.









**Bwlch Y Fedwen, Llandecwyn, Talsarnau, LL47 6YS**  
 Approximate Gross Internal Area  
 116.8 sq m / 1257 sq ft



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.

