



Cefn Gwyn

Talsarnau, Gwynedd

Carter Jonas

Cefn Gwyn Ynys Talsarnau Gwynedd LL47 6TP

A delightful former farmhouse situated close to the historic coastal town of Harlech and located within the Eryri National Park.

A unique opportunity to purchase an attractive rural property with a combination of estuary and mountain views.

Cefn Gwyn enjoys a peaceful position whilst still being within a distance of the UNESCO world heritage town of Harlech.

For sale by private treaty.



Property

Cefn Gwyn is a charming rural property with a vast amount of character that will charm all visitors.

Set over three floors, the internal space is finished with an eye to detail and to an exceptionally high standard with a mixture of modern décor whilst retaining many traditional features.

The ground floor provides spacious living throughout with a large space complemented by a wood burning stove, a fully equipped kitchen/diner, also with a wood burning stove, a spacious utility room with a sink, washing machine and dryer and a shower room.

The first floor hosts three large bedrooms that all enjoy plenty of natural light and there is a large bathroom comprising of a bath with handheld shower and a separate walk-in shower, and a cloakroom with basin and WC.

Externally there is a fully enclosed garden with views over to Portmeirion. Cefn Gwyn is perfect for outside living with a real sense of splendid isolation. The terrace will be a delight to families and equally suited to outside entertaining with friends.

Location

The property occupies a unique and tranquil position in the region of 2.5 miles from the village of Talsarnau and just three miles from the historic town of Harlech. It benefits from access to the National Rail Network from either Harlech or Ty Gwyn station.

The coastal towns of Porthmadog (8 miles) and Barmouth (13 miles) are within easy reach and provide a more comprehensive range of leisure and shopping facilities.



Amenities

Set within the heart of the Eryri National Park, Harlech is one of Wales' most scenic and historically rich locations with its UNESCO World Heritage-listed castle.

The area boasts golden sandy beaches and picturesque coastal and mountain walks, which can be enjoyed throughout the year.

Harlech benefits from a wealth of essential amenities including a bakery, grocers, pharmacy, cafés, restaurants, and bars. It also benefits from the availability of both primary and secondary schools, as well as a local health centre.

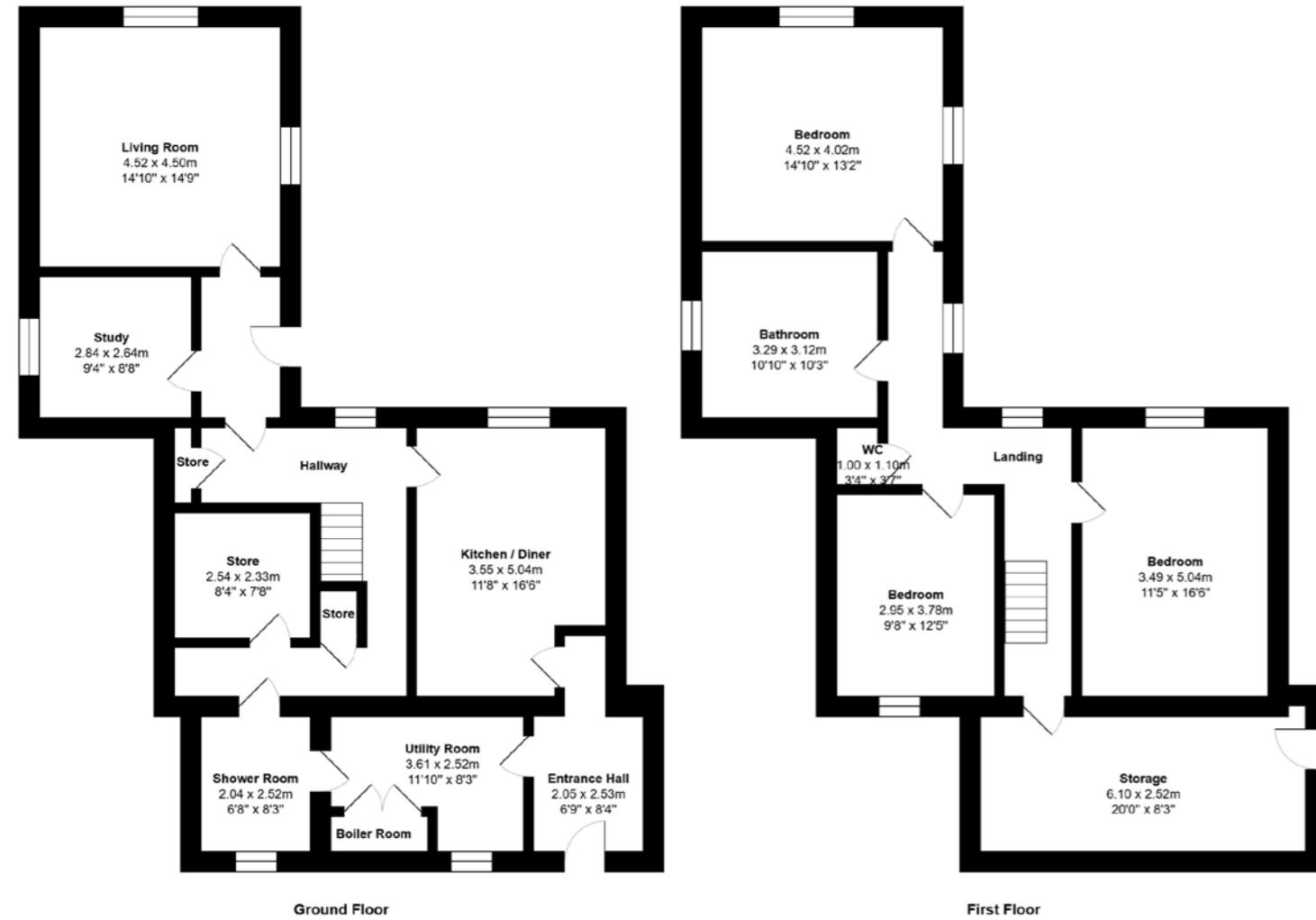
It is also home to the prestigious Royal St David's Golf Club, one of the finest links courses attracting golfers from across the country.

With its combination of heritage and natural beauty it presents an exciting proposition for buyers looking to purchase in a truly special part of Wales.



Floor Plan

Cefn Gwyn
Ynys
Talsarnau Gwynedd
LL47 6TP



All measurements are approximate and for display purposes only

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

Freehold with vacant possession upon completion.

Designations

The property is situated within the Eryri National Park.

Services

Electricity - Mains

Water - Mains

Drainage - Private Septic Tank.

Heating - Oil fired central heating

Broadband - Standard available

The property is sold subject to all reserved rights.

EPC Ratings

E (43)

Local Authority

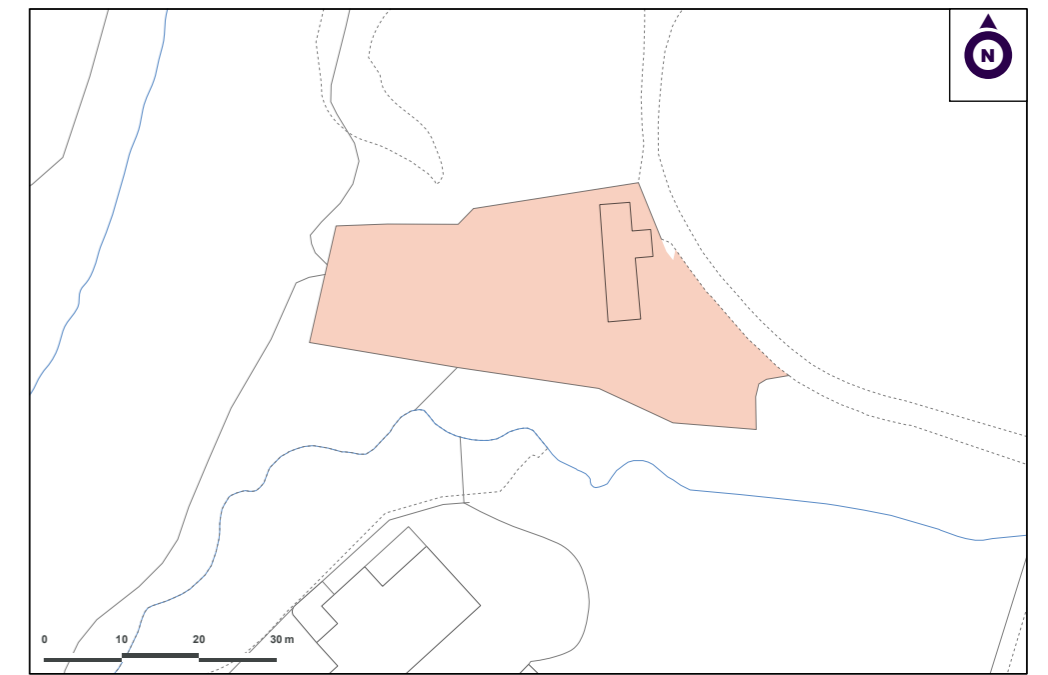
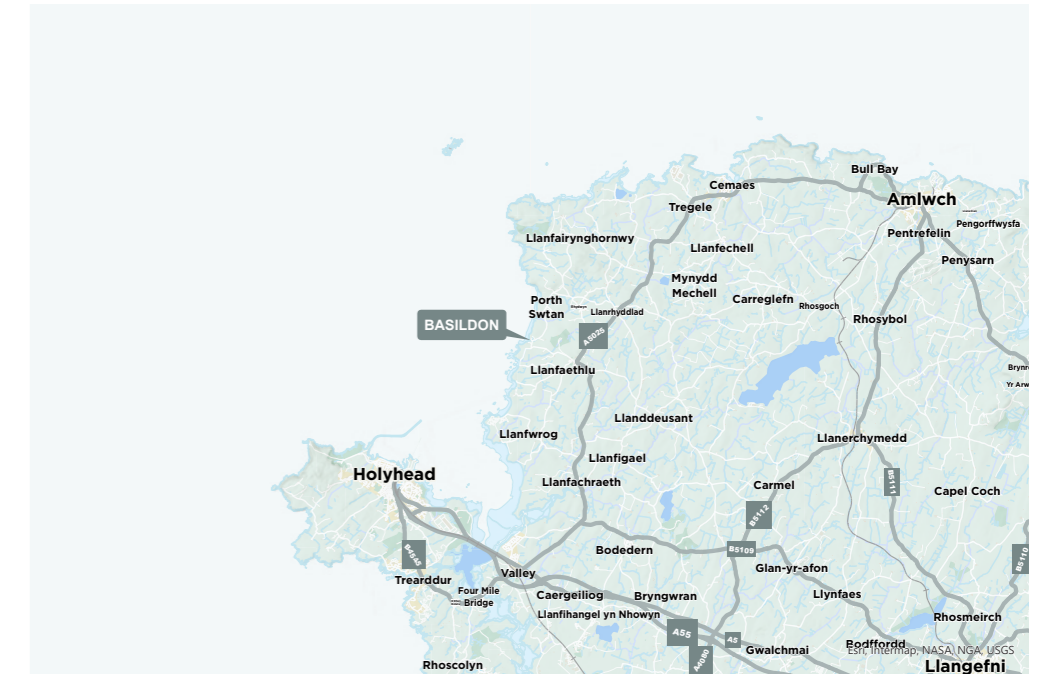
Cyngor Gwynedd
www.gwynedd.llyw.cymru

Viewings

Strictly by appointment with the agents.



/// romantic.comfort.puffed



© Crown Copyright and database rights 2024 OS 100004456



North Wales

01248 360 414 | bangor@carterjonas.co.uk
The Estate Office, Port Penrhyn, Bangor, LL57 4HN

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London, W1G 0BG

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk
Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE