



Glan Meirion

Talsarnau, Gwynedd

Carter Jonas

**Glan Meirion  
Ynys  
Talsarnau  
Gwynedd  
LL47 6TH**

**A charming cottage situated close to the historic coastal town of Harlech and located within the Eryri National Park.**

Glan Meirion is situated on the edge of Traeth Bach on the Dwyryd Estuary which boasts stunning views of Eryri mountains and the ever changing tidal estuary.

For sale by private treaty



**Property**

Glan Meirion is an attractive detached cottage offering comfortable living accommodation in a beautiful and tranquil setting.

Set over two floors, the property has been finished to a high standard, combining modern décor with charming traditional features.

The ground floor includes a welcoming porch that opens into a cosy dining and living area, complemented by a wood-burning stove, with the kitchen positioned to the side. Beyond this is a further private and comfortable living room.

Upstairs, the first floor comprises of four bedrooms which enjoy plenty of natural light along with a family bathroom. Externally, the property benefits from fully enclosed front and rear gardens that enjoy views across the Dwyryd Estuary.

Glan Meirion lends itself perfectly to outdoor living and is ideally suited for entertaining family and friends.

**Location**

The property occupies a unique coastal position located close to the idyllic hamlet of Ynys, well known for its beautiful estuary scenery and wildlife.

Glan Meirion is situated approximately 4 miles from the historic coastal town of Harlech. It benefits from access to the National Rail Network from either Harlech or Ty Gwyn station.

The coastal towns of Porthmadog (7.5 miles) and Barmouth (13.5 miles) are within easy reach and provide a more comprehensive range of leisure and shopping facilities.

## Amenities

Set within the heart of Eryri National Park, Harlech is widely regarded as one of Wales' most scenic and historically significant locations.

The town is renowned for its UNESCO World Heritage listed castle, dramatically sited above the coastline, with the Rhinog mountain range providing a striking natural backdrop.

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.





### 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.

### Wayleaves, Easements & Rights of Way

The property is sold subject to all the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

### EPC Ratings

E (45)

### Local Authority

Cyngor Gwynedd

[www.gwynedd.llyw.cymru](http://www.gwynedd.llyw.cymru)

Parc Cenedlaethol Eryri National Park

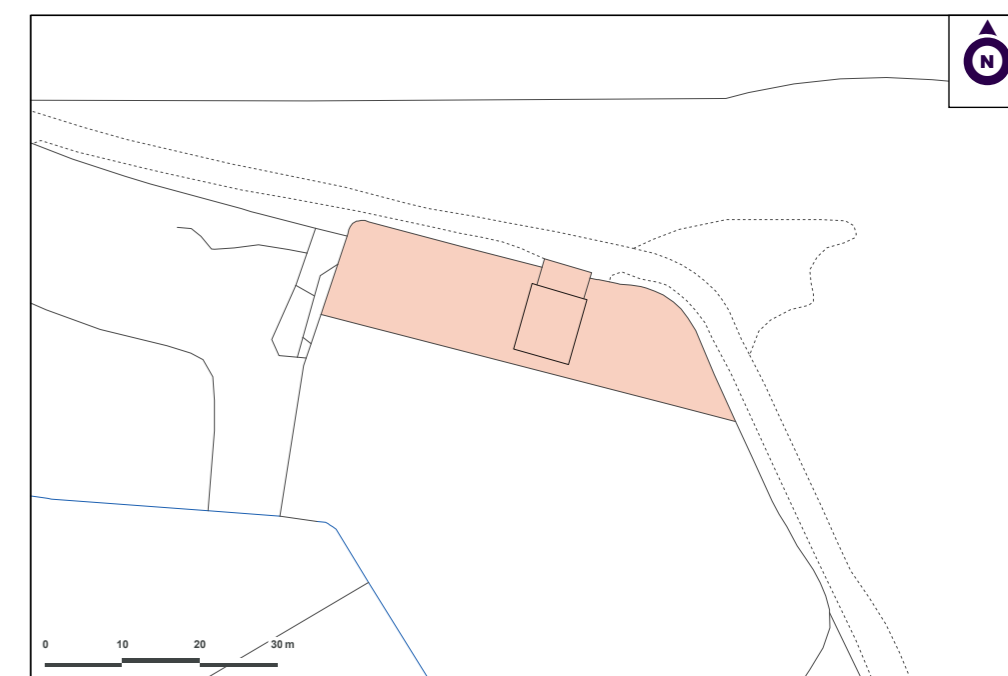
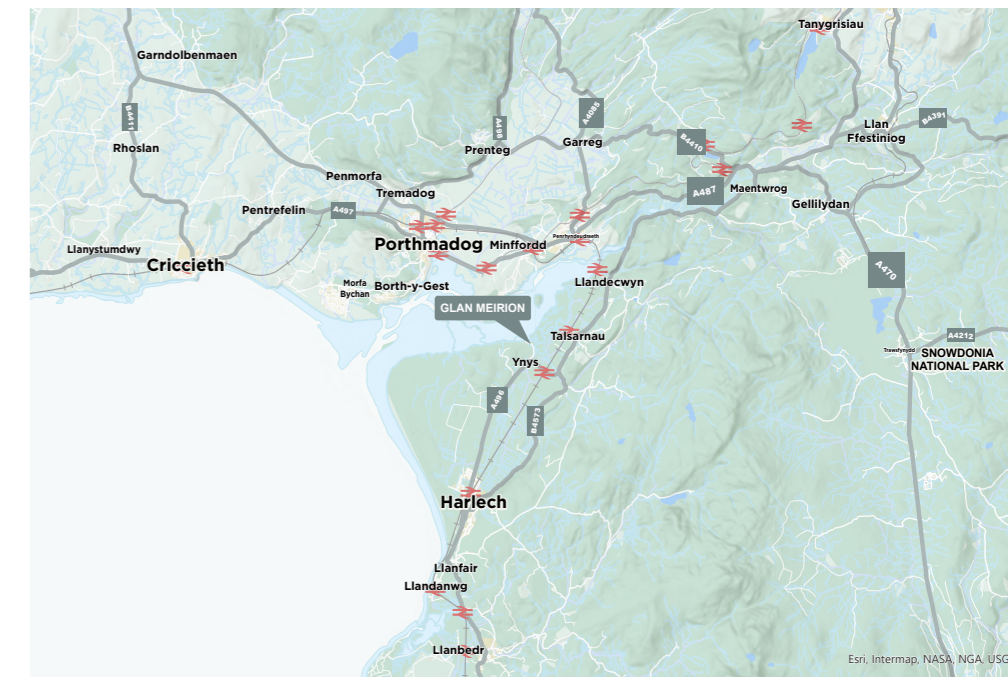
[www.eryri.llyw.cymru](http://www.eryri.llyw.cymru)

### Viewings

Strictly by appointment with the agents



/// scrub.autumn.spans





## North Wales

01248 360414 | [bangorrural@carterjonas.co.uk](mailto:bangorrural@carterjonas.co.uk)  
The Estate Office, Port Penrhyn, Bangor, LL57 4HN

## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto: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](http://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](http://carterjonas.co.uk)  
Offices throughout the UK



**Carter Jonas**

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE