



, Penrhyndeudraeth, LL48 6DD

£450,000

Situated towards the outskirts of Penrhyndeudraeth is this brand-new family home. The detached property boasts four or five bedrooms dependent upon how you were apportion their use, maybe you would like an office? The standard of internal fixture and fitting is of the highest quality with the property additionally boasting spacious living accommodation. There are many touches that go towards making this an exceptional example, for example the large bifold doors to the kitchen dining room which when open form a seamless transition to the outside, the property has pleasant gardens plenty of parking and a spacious single garage. Of course, both the kitchen and bathrooms are top quality.

Entry into the property is via a covered oak porch, a spectacular feature to the front of the property.

A composite door gives way to the entrance hall. Immediately on entering you will notice the polished tile flooring which is in place across the whole ground floor and is supported with ground floor zonal underfloor heating. The entrance hall has an under-stair recess with cupboard for storage and cloaks. The oak and glazed staircase leads to the first floor.

To one side via an oak glazed door is the substantial through lounge, with windows to the front and sliding patio doors to the rear patio. There are plenty of power points and wall mounted TV stations (a feature, where appropriate throughout the house).

The opposite side of the entrance hall gives away to the substantial dining kitchen area. The kitchen itself is fitted with a modern range of base, wall and drawer units with shaker style covers and quartz work surfaces. There is a recessed double stainless-steel sink with chrome mixer tap. The breakfast bar has to one side the all-important wine refrigerator with the other side offering a stylish green tinted glazed finish.

Other appliances throughout the kitchen include twin Hotpoint ovens a built-in fridge freezer and a dishwasher. The works services are backed with quartz splashes and hob splash back. In one of the wall units is a Hotpoint combination oven. The five-ring gas hob has a matching extractor hood above. There is plinth lighting in the kitchen and the dining room has bifold doors opening out to the rear patio providing a seamless into out extension to the room.

To one side is a cloakroom combined with a utility with fitted washer and dryer appliances. There is part tile walling a low-level WC with a hidden cistern and a stylish black wash basin unit with mixer tap. A composite external door leads out to the rear.

The first floor of the property has a spacious landing

which provides access to the majority of the first-floor rooms. The spacious master bedroom suite is to one side of the property and has stylish grey radiators, fitted bedside wall lights with spots (featured throughout all of the bedrooms) a walk-in heated closet and entry to the ensuite. This is fully tiled with stylish marble effect grey tiles. The large wash basin is mounted in a grey vanity unit grey radiator. A low-level WC and a substantial double plumbed shower with rain showerhead.

There are three more substantial double bedrooms, all fitted with wall lights for bedside reading with one of those double rooms having again an ensuite which features a grey marble effect tiling with lit mirror, coordinated radiator, low level WC with hidden cistern, wash basin mounted in a grey unit and step in large shower cubicle.

Also to the first floor is a study room with radiator and plenty of power. The family bathroom is incredibly well appointed with a walk-in shower with large floating rain head and hand appliance. A hidden cistern low level WC, wash basin is mounted in a white vanity unit and the bath has a built-in waterfall tap. There is a chrome towel radiator.

Externally there is an integrated single garage with powered and remote-controlled shutter style door as well as an access door to the rear.

To the rear of the property is a large spacious patio area with stone tile flagging and to one side a nice size turfing garden area.

The front has a sweeping driveway which has tarmac surface and provides access to the whole of the property.

#### Dimensions

##### Ground Floor

##### Hall

Lounge 7.611m x 3.145m

Dining Kitchen 7.616m x 4.289m

Utility Room 3.255m x 1.602m

##### First Floor

Master Bedroom 4.259m x 4.118m

En-Suite 2.818m x 1.336m

Guest Bedroom 3.951m x 3.845m

En-Suite 2.726m x 1.952m

Bedroom 4.072m x 3.143m

Bedroom 3.881m x 3.553m

Office 2.157m x 1.908m

Bathroom 2.948m x 2.231m

##### Externally

Garage 5.783m x 4.220m

Penrhyndeudraeth is a small town and community in Gwynedd, North Wales. It is located near the estuary of the River Dwyryd, between Porthmadog and the village of Maentwrog. Historically, the town is known for its slate quarrying, an industry that was very important to the area and Wales as a whole during the 19th century.

Today, Penrhyndeudraeth is noted for its proximity to the popular tourist destination of Portmeirion, an Italianate resort village designed and built by Sir Clough Williams-Ellis between 1925 and 1975. Portmeirion has become famous due to its unique architectural style and its use as the setting for the 1960s television show "The Prisoner".

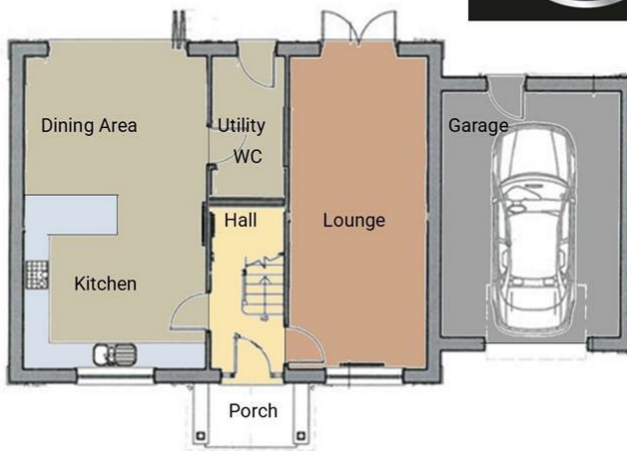
Penrhyndeudraeth has a mix of housing, local shops, and amenities serving the local community, as well as visitors to the region. The landscape around the town features the dramatic scenery typical of North Wales, with rolling hills, lush green valleys, and views of Eryri (Snowdonia National Park), which is renowned for its natural beauty, outdoor activities, and the highest mountain in Wales, Yr Wyddfa (Snowdon).

The town also has a railway station, which is part of the Ffestiniog Railway, a heritage railway line that takes passengers on a scenic journey through the Snowdonia mountains, offering stunning views of the landscape.

As with many towns in this part of Wales, Welsh is commonly spoken alongside English, and the region's culture and history are deeply rooted in the Welsh language and tradition.

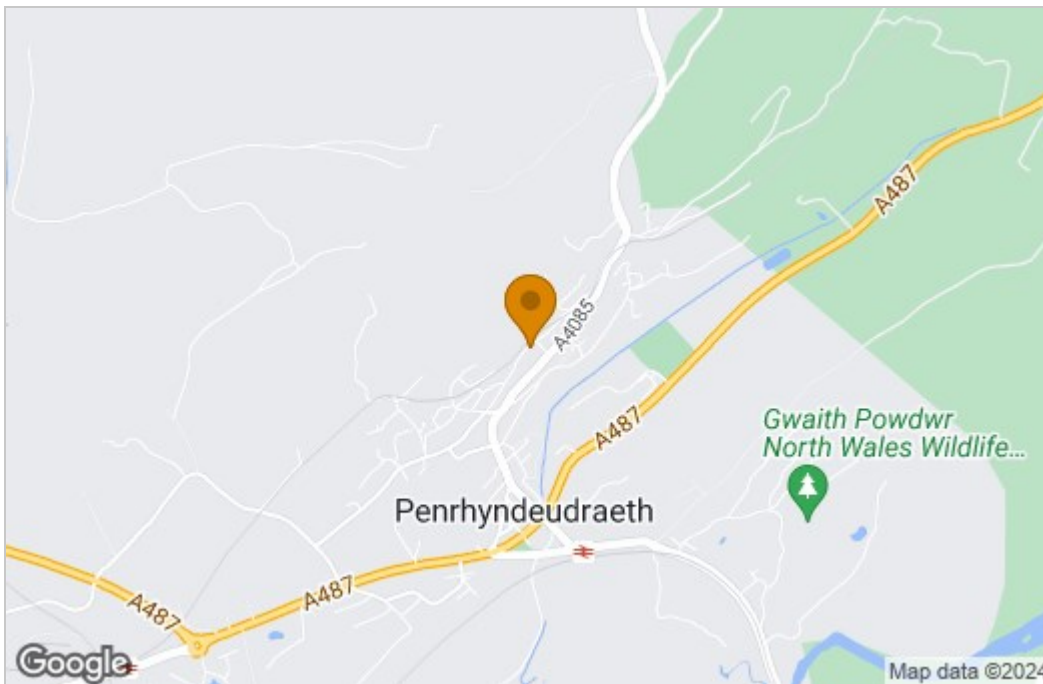


# Floor Plan



Not to Scale - For illustrative purposes only

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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