



# TAN Y COED

Tan Y Coed | Arthog | Gwynedd | LL39 1YU



**HOMES**  
— OF WALES —

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Homes of Wales are delighted to present Tan y Coed, a spectacular 4 bed modern home that masterfully blends contemporary luxury with breathtaking countryside and estuary views. This beautifully designed property enjoys an elevated position, offering panoramic vistas over the Mawddach Estuary and Barmouth, making it a truly special retreat.

Designed with both style and practicality in mind, this three-bedroom home features an upside-down living arrangement to maximise natural light and the stunning surroundings. The heart of the home is the open-plan kitchen and dining area, boasting sleek modern fittings and flowing seamlessly into a spacious dual-aspect sitting room, where a striking contemporary wood burner serves as an elegant centrepiece.

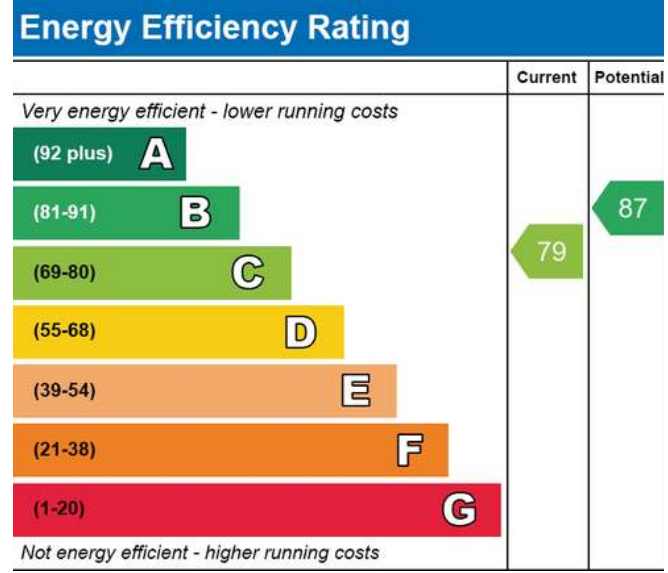
On the first floor, the master suite benefits from a private ensuite shower room, while the ground floor hosts three additional bedrooms, a luxurious family bathroom, and a discreetly integrated utility area. Adding to its unique appeal, the property also features an underground storage space, providing excellent storage solutions or potential for additional use.

Externally, Tan y Coed offers beautifully landscaped gardens, a private balcony for soaking in the spectacular views, and two allocated parking spaces. With no onward chain, this exceptional home is ready for immediate occupation.

For further details or to arrange a viewing, contact Homes of Wales today.

Video Link - <https://youtu.be/nOApGVfWT3U>

























## Arthog, Gwynedd – A Tranquil Haven in Snowdonia

Arthog is a charming village located in the southern part of Snowdonia National Park, in Gwynedd, North Wales. Nestled between the scenic Mawddach Estuary and the rugged hills of the Cadair Idris range, this picturesque area is renowned for its natural beauty, outdoor activities, and peaceful atmosphere.

### Landscape & Natural Beauty

Arthog is set against a stunning backdrop of rolling hills, woodlands, and waterfalls, making it a popular destination for nature lovers. The area boasts breathtaking views across the Mawddach Estuary, which leads to Barmouth and Fairbourne, offering a mix of coastal and countryside scenery.

The nearby Arthog Waterfalls are a hidden gem, attracting walkers and photographers, while the Mawddach Trail – an old railway line turned walking and cycling path – provides a spectacular route linking Dolgellau and Barmouth, passing through some of the most scenic landscapes in Wales.

### Outdoor Activities

Arthog is a paradise for hikers, cyclists, and outdoor enthusiasts. The village serves as a gateway to Cadair Idris, one of Snowdonia's most famous mountain ranges, offering a variety of walking trails, from gentle woodland strolls to challenging summits.

For water sports enthusiasts, the Mawddach Estuary provides excellent opportunities for kayaking, paddleboarding, and sailing. The nearby beaches of Fairbourne and Barmouth offer long stretches of sand, ideal for relaxation or more adventurous activities such as surfing.



## Community & Lifestyle

Arthog is a small and peaceful community, with a mix of traditional stone cottages, farmhouses, and holiday homes. It appeals to those seeking tranquillity while still being within easy reach of larger towns such as Dolgellau (6 miles away) and Barmouth (4 miles away), both offering amenities such as shops, restaurants, and medical services.

The village is also home to Arthog Outdoor Education Centre, a well-regarded residential activity centre, popular with schools and groups for outdoor learning experiences.

## Property Market

Arthog's property market is dominated by characterful cottages, period homes, and rural retreats. Many homes enjoy spectacular views, making them attractive for both permanent residents and those looking for holiday or second homes. Due to its stunning location, properties in Arthog tend to hold their value well, with demand from those looking for a countryside escape.







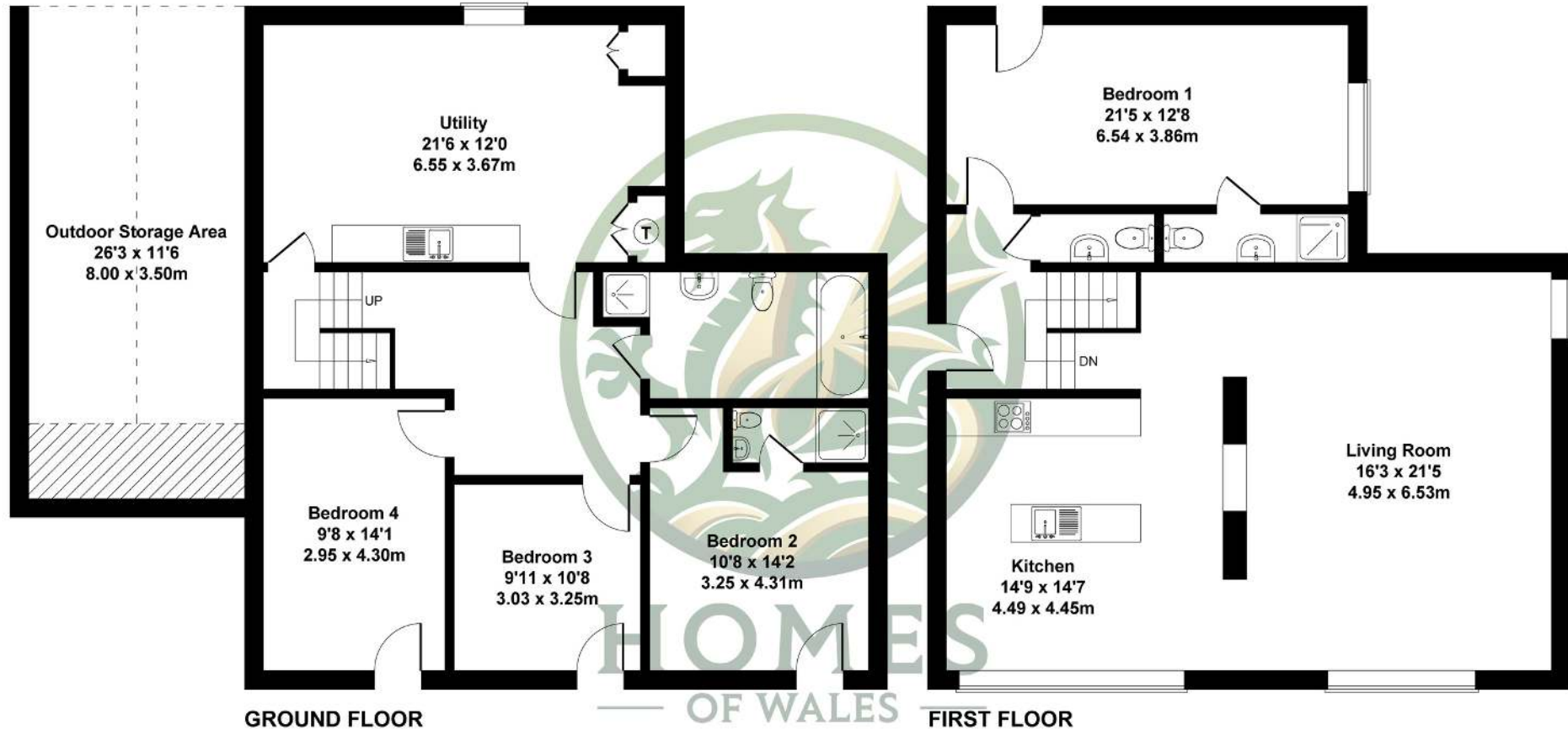






# Tan Y Coed, Arthog Hall Barns, Arthog, Gwynedd, LL39 1YU

Approximate Gross Internal Area  
2256 sq ft - 209.5 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

# About Homes of Wales

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Homes of Wales, a proud member of the Nigel Salmon Group of Real Estate Agencies, including Fine and Country West Wales, is dedicated to offering the finest countryside, luxury, and unique properties in Ceredigion, Pembrokeshire, and throughout West Wales. Our coverage includes key locations such as Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay, and the surrounding villages and areas.

Our team at Homes of Wales brings extensive regional knowledge and exceptional service to both buyers and sellers. With a profound understanding of local markets, we provide accurate, up-to-date advice on trends and opportunities within the West Wales property market.

West Wales is renowned for its tranquil, rural, and unspoiled beauty, offering a peaceful escape with low crime rates, pristine beaches, and strong family values. We present a diverse range of properties, including country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Homes of Wales, we specialize in the luxury property market across Ceredigion. Our mission is to achieve the best results for our clients, whether they are buying or selling.

For sellers, we offer tailored strategies and free marketing advice to help you secure the best price for your home. Our Re-Launch Strategy is designed for properties that have been on or off the market for an extended period, ensuring maximum exposure and results, all handled with complete confidentiality. We are passionate about helping you find your dream home or achieve the highest value for your property. Contact us today to begin your journey with Homes of Wales. We look forward to hearing from you. For any inquiries, please reach out to our office at 01974 299055 or [hello@homesofwales.com](mailto:hello@homesofwales.com).

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