



## Ffordd Newydd, Harlech, LL46 2UB

### £800,000

Nestled in the picturesque location of Ffordd Newydd, Harlech, Gwynedd, this substantial detached stone house offers a unique blend of luxury and comfort, perfect for those seeking a spacious family home or an investment opportunity. With breathtaking coastal and mountain views, this property is a true gem.

Upon entering, you are greeted by two large reception rooms that provide ample space for entertaining guests or enjoying quiet family evenings. The media room and games room add to the versatility of the living areas, ensuring there is something for everyone. A snug area offers a cosy retreat, ideal for relaxation after a long day.

The well-equipped and spacious kitchen is a chef's delight, providing the perfect setting for preparing meals and hosting gatherings. With eight generously sized bedrooms, each accompanied by its own en-suite bathroom, this home ensures privacy and comfort for all residents and guests.

The property boasts plenty of parking, making it convenient for families and visitors alike. Its prime location places you within walking distance of the charming village centre and the historic Harlech Castle, allowing you to immerse yourself in the rich culture and heritage of the area.

This remarkable home is not just a place to live; it is a lifestyle choice that offers the perfect balance of tranquillity and accessibility. Whether you are looking for a family residence or a holiday retreat, this property is sure to impress. Do not miss the opportunity to make this stunning house your new home.



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At the front door and when turning your back on the spectacular views across to the sand dunes and to the mountains of Snowden you walk through the front door into a spacious hallway doubling as a games area which has to one side a cozy snug with open fire and beam ceilings. The stairs to upper floors are in the reception area.

Staying on the ground floor you walk through to a large and commanding dining room with big window and views to the front. The room is more than big enough to accommodate double figures around the dining table. Access from here leads you to the main lounge which is of appropriate spaciousness with a bay window and seating to the front, log burning stove with a wraparound sofa which makes this a very cozy get spacious room. Off to one side via sliding double doors is the cinema room which is equipped with cinema seating and cinematic equipment.

Beyond the dining room moving to the rear of the property one passes through the utility spaces to the large and impressive kitchen. The kitchen is well appointed with a range of base, drawer and wall units with ample wooden work surfaces. There is space for all the usual appliances as well as for a double width

gas range backed up by an electric hob. From the kitchen you are led to the downstairs cloakroom which is fitted with a hidden cistern low level WC and a pedestal wash basin. The kitchen has a traditional slate tile floor, door and windows to the rear.

Starting to move up the stairs at a half landing you have access to bedroom 7 which is to the rear of the property, this is currently furnished to accommodate both a double bed and two singles and has an impressive stone wall and beam ceilings and in keeping with all of the other rooms has an ensuite, in this case fitted with a low WC a pedestal wash basin and a p-shaped panel bath with overhead shower attachments.

All of the bathrooms in the property are well appointed and modern.

Moving up to the final landing one immediately starts with bedroom 8 which is fitted with bunkbeds and has windows to the rear and of course its own shower room with low-level WC wash basin and step in shower cubicle. Bedroom 1 is currently equipped with two twin beds and has an arch window to the front with views into Snowdonia, the shower room has a hidden cistern low-level WC, a wash basin and a step-in shower cubicle.

The next bedroom on our tour is bedroom 2, again with an arch window to the front with the corresponding views, a wood panel wall, and is currently fitted with a double bed, the shower room has a low-level WC, a pedestal wash basin and a step-in shower. Further down the landing you arrive at bedroom 3, which is fitted with both a double bed and a single bed, again a large arch window with views across the sand dunes and into the mountains. The ensuite has a pedestal wash basin mounted in a vanity unit with a low-level WC and a modern step in shower cubicle.

Across the hallway is bedroom 6, fitted with two twin beds and windows to the rear, the ensuite has a low-level WC, pedestal wash basin and step in shower cubicle. The final two bedrooms start with bedroom 5 which has a spacious feel and is equipped with a large double bed currently, the ensuite here has a low-level WC, a wash basin with vanity unit and a panel bath with shower attachments. The final bedroom 4 has an arch window with commanding views into the mountains and Snowden is easily within in sight. Currently fitted with a double bed and a single bed, it has a panel wall, and the ensuite has a low-level WC, pedestal wash basin and panel bath with shower attachment.

Externally the property is approached via a gravel driveway from the main road. This brings you to the front of the property and has plenty of parking. It also provides for a commanding alfresco dining area with views expected into the mountains and beyond. It is

quite possible from this location to see all the way down to Llyn Peninsula. The property boasts at road level a large car park with steps up to the property, the car park can accommodate many cars and the grounds from the car park sweep up to the property with a variety of mature trees and grass.

#### Dimensions

##### Ground Floor

Reception Hall 4.97m x 6.78m (max)

Snug 3.74m x 4.80m

Dining Room 5.20m x 4.84m

Lounge 4.43m x 5.45m

Media Room 2.37m x 4.10m

Utility Space

Kitchen 6.45m x 6.50m

WC

##### First Floor

##### Landing

Bedroom 7 ~ 3.74m x 4.66m

En-Suite Bathroom

Bedroom 8 ~ 2.41m x 2.88m

En-Suite Shower Room

Bedroom 1 ~ 3.49m x 2.57m

En-Suite Shower Room

Bedroom 2 ~ 2.49m x 3.49m

En-Suite Shower Room

Bedroom 3 ~ 3.36m x 2.49m

En-Suite Shower Room

Bedroom 4 ~ 3.38m x 3.84m

En-Suite Bathroom

Bedroom 5 ~ 2.41m x 3.87m

En-Suite Bathroom

Bedroom 6 ~ 2.41m x 3.52m

En-Suite Shower Room

#### Location

Nestled between the rugged mountains of Snowdonia and the sweeping shores of Cardigan Bay lies Harlech, a captivating Welsh town where history, culture, and natural beauty collide in breathtaking harmony.

At the heart of Harlech stands Harlech Castle, a UNESCO World Heritage site that towers over the town on a dramatic crag. Built by Edward I in the 13th century, this medieval fortress offers panoramic views that stretch from the peaks of Eryri (Snowdonia) to the golden sands below. Whether you're a history enthusiast or a casual wanderer, walking through the castle's imposing walls is a journey through time.

But Harlech isn't just about the past—it's alive with modern charm. The town itself is a warm blend of quaint shops, traditional Welsh cafes, and welcoming locals. Explore artisan galleries, enjoy a bite of bara brith, or sip a coffee with views few places in the world can rival.

Nature lovers will find a haven here. Harlech's beach, a stunning expanse of dune-backed shoreline, is a

perfect spot for peaceful walks, family picnics, or even a round of golf at Royal St David's Golf Club, one of the most scenic championship courses in Britain.

And for adventurers? Harlech is your gateway to Eryri National Park, offering hiking, climbing, and outdoor activities in one of the UK's most iconic landscapes.

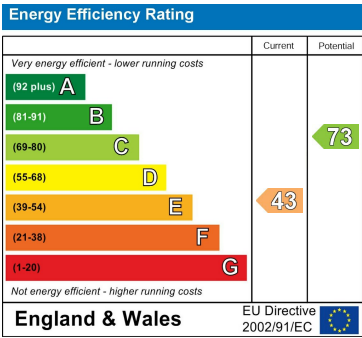
Floor Plan



Area Map



Energy Efficiency Graph



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