



**Tom Parry**

**Llys Gain Pant Mawr Estate, Harlech, LL46 2ST**  
**Offers in the region of £335,000**



## Llys Gain Pant Mawr Estate, Harlech, LL46 2ST

Welcome to this exquisite two-bedroom bungalow nestled in the heart of historic Harlech, North-West Wales. With panoramic sea views that stretch across the enchanting Cardigan Bay, this home embodies the very essence of coastal living. Meticulously renovated to perfection, this property offers an exciting opportunity for expansion, with the potential to effortlessly transform into a three-bedroom haven. The property boasts a beautifully maintained garden, a testament to the love and care invested in its upkeep, providing a tranquil retreat for those who appreciate the outdoors. With no work required, you can simply move in and savour the modern comforts of this lovely property. Seize the opportunity to make this your dream coastal sanctuary in the heart of Wales.

The property is located 1/2 mile from the town centre of Harlech, a world heritage site, which offers a range of facilities including shops, restaurants, Post Office, schools, swimming pool and petrol station. It also boasts a cliff top castle and the Royal St David's Golf Club. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Barmouth with regular services to the Midlands and beyond.

The accommodation comprises of (all measurements are approximate):

Entrance door into

### HALLWAY

Engineered oak flooring, radiator, loft access, doors into

### LOUNGE

5.43 x 3.59 (17'9" x 11'9")

Feature electric fire place with wooden mantel and slate effect hearth, sliding patio doors to front with stunning sea views, 2 x radiators, fitted carpet

### KITCHEN/DINER

4.12 x 2.98 (13'6" x 9'9")

Fitted with a range of wall and base units including integrated fridge/freezer, integrated dishwasher, electric oven with hob and extractor hood above, sink and drainer unit, laminate worktops, luxury vinyl floor tiles, under cupboard lighting, window overlooking rear garden, radiator, large cupboard housing hot water cylinder, door to

### REAR ENTRANCE PORCH

Door to outside, door to

### UTILITY ROOM

4.04 x 2.00 (13'3" x 6'6")

Fitted with base units, sink and drainer unit, space and plumbing for washing machine, laminate flooring, large storage cupboard, window overlooking rear garden

### BEDROOM 1

3.31 x 3.40 (10'10" x 11'1")

Fitted carpet, window to front with beautiful sea views, radiator

### BEDROOM 2

3.31 x 3.16 (10'10" x 10'4")

Fitted carpet, window overlooking rear garden, radiator

### BATHROOM

Fitted with suite comprising "P" shaped bath with "Mira" shower above and glazed screen, wash hand basin with vanity unit below, low level w.c., fitted

storage cupboards, vinyl flooring, partially tiled walls, chrome heated towel rail, obscured window to rear

### EXTERNAL

To the front of the property there is a private driveway with ample parking for 3 vehicles.

The front garden is laid mainly to lawn with a paved patio, enjoying all day sunshine and beautiful sea views.

To the rear of the property is a mature, landscaped garden in pristine condition, including seating areas and well stocked, colourful beds with a variety of plants and shrubs.

Plastic storage sheds x 2, outside water tap.

### SERVICES

Mains water and electric.  
Council Tax band D



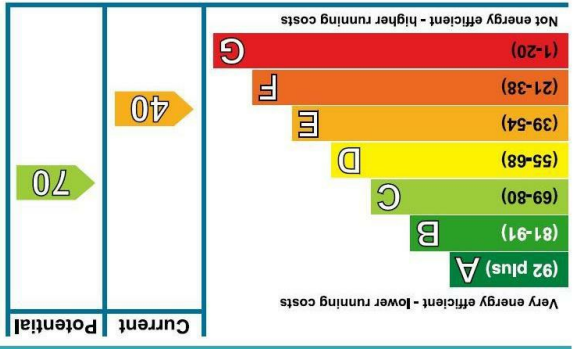
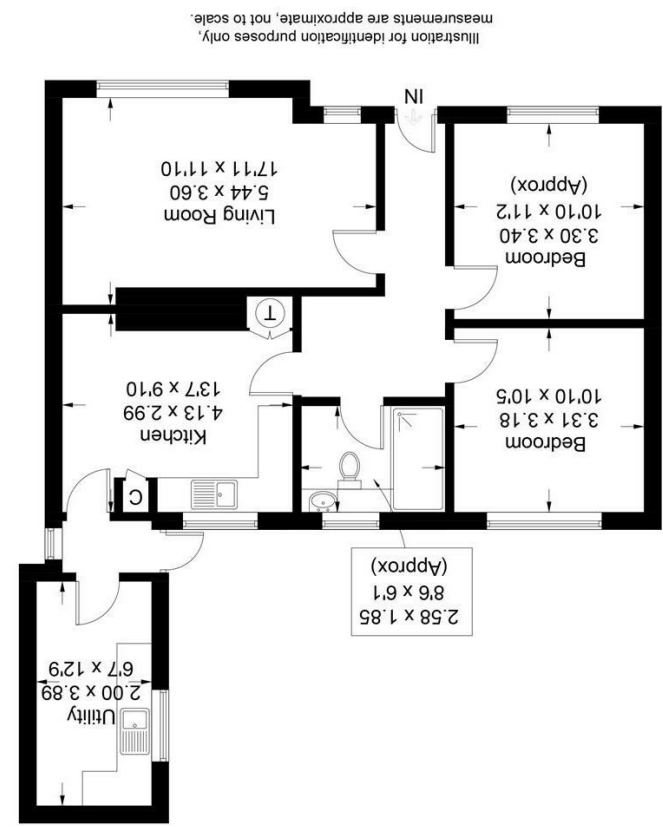






## LLys Gain, Pant Mawr Estate, Harlech, LL462ST

Approximate Gross Internal Area  
79.9 sq m / 860 sq ft



NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

