



Tom Parry

Glas Annedd Old Llanfair Road, Harlech, LL46 2SS

£360,000

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Location, Location, Location! Glas Anedd offers the opportunity to acquire a detached property in the most sought after location. It is set in an elevated position with stunning views over Cardigan Bay and the Snowdonia Mountain Range and is within walking distance to Harlech town centre. This 3 bedroom property is in excellent condition throughout and will instantly become an enviable residence. Equally it provides an opportunity for new owners to add their own style and choices and become the perfect forever home. A rare opportunity to purchase a property with so many options in such a desirable location...don't delay in arranging a viewing.

Harlech boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park and is an ideal base for many activities, including golf, walking and cycling or simply enjoying some of the best beaches in Wales. The Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY

Stairs to first floor, radiator, laminate flooring, doors leading to

LOUNGE

3.58 x 6.14 (11'8" x 20'1")

Bay window to front with stunning sea views, feature electric fire place, two windows to side, laminate flooring, ceiling spot lighting, door leading to

REAR ENTRANCE PORCH

Tiled flooring, radiator, door to outside

KITCHEN

3.95 x 3.46 (12'11" x 11'4")

Fitted with a range of wall and base units including sink and drainer unit, integrated oven with hob and extractor hood above, integrated fridge/freezer, feature Rayburn cooker (heating and hot water only), space and plumbing for dishwasher, breakfast bar, laminate worktops, window to rear, door leading to

UTILITY ROOM

Wall and base cupboards, sink and drainer unit, space and plumbing for washing machine, window to side, door leading to

DINING CONSERVATORY

3.08 x 2.99 (10'1" x 9'9")

Built in bench seating, shelving, laminate flooring, double doors leading to outside

BEDROOM 1

3.91 x 3.20 (12'9" x 10'5")

Bay window to front with peaceful sea views, fitted carpet, radiator

FAMILY BATHROOM

2.65 x 1.79 (8'8" x 5'10")

Fitted suite comprising corner bath with double shower above, low level w.c. with concealed cistern, wash hand basin with vanity units below, storage

cupboards, two windows to side, heated towel rail, laminate flooring, wall mounted mirror with shaving socket, fully tiled walls

FIRST FLOOR

LANDING

Storage cupboard housing hot water cylinder, doors leading to

BEDROOM 2

3.66 x 5.18 (12'0" x 16'11")

Fitted carpet, "Velux" window, window to side, wash hand basin with drawers below, large clothes storage area, small door leading to en suite w.c and compact bath (restricted head room)

BEDROOM 3

3.6 x 4.10 (11'9" x 13'5")

Window to side with far reaching views over Snowdonia Mountain Range, "Velux" window, fitted carpet, wash hand basin with drawers below, under eaves storage, small door leading to en-suite w.c., wash hand basin and compact bath (restricted head room)

EXTERNAL

To the front of the property is a paved driveway with parking for several vehicles.

Enclosed garden laid mainly to lawn with mature planting.

Steps lead to low maintenance slabbed rear garden. Detached garage with balconied seating area above - perfect for soaking up the sunsets with a glass of wine.

Oil tank.

Shed.

SERVICES

Mains water, drainage and electricity.

Council tax band E







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.

Total floor area 142.5 sq.m. (1,534 sq.ft.) approx
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Valid until 8 November 2032	Certificate number 0319-3904-2209-6292-7200
<p>Energy rating</p> <p>E</p> <p>Glas Annedd Old Lanfair Road HARLECH LL46 2SS</p>	

