



Tom Parry

33 Cae Gwastad, Harlech, LL46 2GY

£295,000

33 Cae Gwastad, Harlech, LL46 2GY

33 Cae Gwastad is a deceptively spacious 2 bedroom detached bungalow, nestled at the end of a quiet cul de sac in Lower Harlech. Each of the rooms are light and airy and there is an easy flow throughout the bungalow. It benefits from oil fired central heating, low maintenance internally and externally, detached garage and a large attic, ideal for conversion to extra living space. Often said, but never more truly meant, viewing is highly recommended to appreciate all that is on offer here.

The property is located in Lower Harlech, approximately 1 mile from the town centre, which 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 of (all measurements are approximate):

Ramp leading to front door, opening into

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, loft access, radiator, doors leading to

CLOAKROOM

with low level w.c., wash hand basin with vanity cupboards below, partially tiled walls, obscured window to front, laminate flooring

LOUNGE

5.21 x 6.53 (17'1" x 21'5")

Feature fireplace with free standing electric "log burning" effect fire and marble surround, dual aspect windows to front and side, two radiators, fitted carpet, door leading to

KITCHEN

3.59 x 3.42 (11'9" x 11'2")

Fitted with a range of wall and base units including 1 1/2 sink and drainer unit, integrated double oven with electric hob and extractor hood above, integrated dishwasher, laminate work tops, vinyl flooring, open to

DINING ROOM

3.72 x 3.51 (12'2" x 11'6")

Laminate flooring, radiator, double doors leading to

CONSERVATORY

3.24 x 2.46 (10'7" x 8'0")

Dwarf wall with glazing above, laminate flooring, dual aspect doors leading to outside

UTILITY ROOM

1.78 x 3.51 (5'10" x 11'6")

Fitted with single sink and drainer unit with cupboards below, "Worcester" boiler for oil central heating system, space and plumbing for washing machine, space for fridge/freezer, vinyl floor, door leading to outside

BEDROOM 1

5.05 x 4.41 (16'6" x 14'5")

Two windows to front, radiator, integrated double wardrobes, fitted carpet, door leading to

EN-SUITE

Comprising large shower cubicle, wash hand basin with vanity unit below and wall mirror with shaving socket and lights above, low level w.c., fully tiled walls, vinyl flooring, radiator

BEDROOM 2

3.52 x 4.46 (11'6" x 14'7")

Window to rear, fitted wardrobes, fitted carpet, radiator

BATHROOM

Spacious with fitted suite comprising bath with shower and glazed screen above, wash hand basin with vanity unit below and large mirror with shaving socket and lights above, low level w.c., fully tiled walls, vinyl flooring, radiator, obscured window to side

EXTERNAL

To the front of the property is a private driveway with off street parking for 2 vehicles. There is a gravelled footpath which allows access around the whole property and 2 smaller, low maintenance seating areas to the rear.

Detached garage. Oil tank.

SERVICES

Mains water, drainage and electricity.

Council tax band E.







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

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.

EPC Awaited



Floor plan Awaited