



**Tom Parry**

Heulwen , Llandanwg, Harlech, LL46 2SB

**£319,500**

## Heulwen , Llandanwg, Harlech, LL46 2SB

An individually designed, detached bungalow occupying a sought after coastal location in the small village of Llandanwg. The property benefits from double insulation, uPVC double glazing, open countryside views, a large detached garage and spacious attic, perfect for converting into additional living space. Currently presented as a two bedroom bungalow in need of some upgrading and affection, Heulwen is a rare opportunity not to be missed.

The property is located minutes walk from the pretty beach, scenic walks, nearby Pensarn Harbour, beachside café and church. Llandanwg has a railway station served by the Cambrian Coastline railway which offers links to local towns, the midlands and beyond. It's also close to the castle town of Harlech, a popular resort offering a range of facilities including shops, schools, swimming pool, petrol station and the Royal St David's Golf Club.

The Accommodation comprises: (all measurements are approximate)

Entrance door into

### ENTRANCE PORCH

Quarry tiled floor, 2 large storage cupboards, entrance door into

### KITCHEN

4.95 x 2.83 (16'2" x 9'3")

Fitted kitchen comprising base units, sink and drainer unit, integrated oven, electric hob, laminate worktops, 2 large pantry cupboards, cupboard housing hot water cylinder, space and plumbing for washing machine, serving hatch to dining room, electric heater, door leading to

### INNER HALLWAY

Electric heater, door leading to side entrance porch and outside, doors leading to

### LOUNGE/DINER

6.99 x 3.54 (22'11" x 11'7")

Patio doors to front from dining area, 2 windows to side overlooking garden, feature brick fireplace, electric heater, fitted carpet, loft access

### BEDROOM 1

3.33 x 4.07 (10'11" x 13'4")

Window to side overlooking garden, electric wall heater, double built in wardrobe, fitted carpet

### BEDROOM 2

3.02 x 4.02 (9'10" x 13'2")

Window to side overlooking garden, feature cast iron fire place, electric wall heater, built in double wardrobe, fitted wall mirror, fitted carpet

### SHOWER ROOM

Recently refitted with corner shower cubicle, wash hand basin with vanity unit below, low level w.c., contemporary shower boards, white heated towel rail, built in storage cupboard, vinyl flooring, obscured window to side

### SEPARATE W.C

Low level w.c. with concealed cistern, vinyl flooring, obscured window to side

### EXTERNAL

To the front of the property is a private drive with large parking area for several vehicles.

Detached garage to the side ( 9.90m x 2.82m ) with electric connected.

A mature garden, laid mainly to lawn, sits to the side and rear of the bungalow and is the perfect sun trap for alfresco living.

### SERVICES

Mains water, drainage and electricity

### ADDITIONAL INFORMATION

Gwynedd Council Tax band E



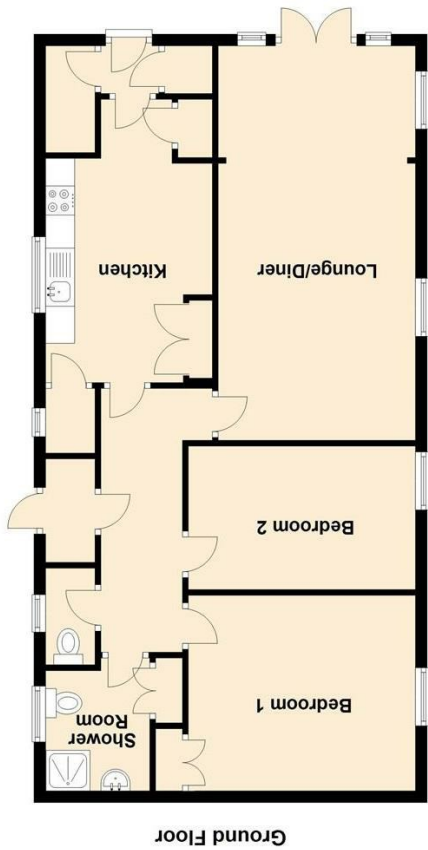




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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Valid until 13 July 2030	Certificate number 0873-2804-7932-2990-5745
Heulwen Llandanwg HARLECH LL46 2SB	Energy rating <b>E</b>

