



Tom Parry

Caereinion Y Llech, Harlech, LL46 2YL

£445,000

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Tom Parry are proud to be selling one of the very best homes in the very best of places!

Nestled within the captivating embrace of historic Harlech, where the echoes of centuries past still linger, we present the warm and welcoming homethat is Caereinion. Peacefully poised on Y Llech, in sight of the magnificent Harlech castle, this traditional cottage has been reimagined to provide all the comforts and style of 21st Century living whilst retaining it's uniqueness and charm. Steeped in history, and tucked away, the property is steps away from Harlech town centre making it as convenient as it is peaceful. Key features include 4 bedrooms, large contemporary kitchen/diner, roaring fireplace, original character throughout and tranquil gardens with fantastic, never ending views.

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. The Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

LOUNGE

5.60 x 5.38 (18'4" x 17'7")

Feature stone wall with large inglenook fireplace and wood burning stove, original beams, stone floor, window to front, stairs leading to first floor, doors leading to

BEDROOM 1

3.03 x 3.71 (9'11" x 12'2")

Exposed stone wall, original beams, window to front with deep sill, fitted carpet, radiator, door leading to

EN-SUITE

2.80 x 1.75 (9'2" x 5'8")

Stylish and contemporary suite comprising large shower cubicle with tiled surround, wash hand basin, low level w.c., window to rear with deep sill, stone floor, chrome heated towel rail

FIRST FLOOR

LANDING

4.96 x 2.16 (16'3" x 7'1")

Spacious landing with loft access, window overlooking rear garden, and doors leading to

KITCHEN/DINER

5.62 x 4.83 (18'5" x 15'10")

Fitted with a range of base units with granite tops above, integrated oven and grill, integrated fridge/freezer, integrated dishwasher, 1 1/2 sink and drainer unit, wooden floor, 2 windows to side with deep sills and window seats to enjoy the fantastic views over the Snowdonia Mountain Range, exposed stone wall, ceiling beams, two radiators, door leading to outside

BEDROOM 2

3.71 x 2.90 (12'2" x 9'6")

Feature stone wall, window to front with window seat, original fireplace, radiator, fitted carpet

BEDROOM 3

3.69 x 2.11 (12'1" x 6'11")

Window to front, radiator, fitted carpet

BEDROOM 4

3.91 x 3.18 (12'9" x 10'5")

Feature stone wall with original fireplace, window to front with window seat, radiator, fitted carpet

BATHROOM

3.11 x 1.95 (10'2" x 6'4")

Contemporary suite comprising roll top bath, low level w.c., separate shower cubicle, wash hand basin, tiled flooring, window to rear, chrome heated towel rail

EXTERNAL

To the front of the property is private parking for 1 vehicle.

To the rear the garden is laid out on 2 levels with a lower and raised patio for choice of alfresco entertaining and relaxing.

For colour all year round there is a lawn and well stocked borders with mature planting.

SERVICES

Mains water, drainage and electricity.
Exempt from council tax currently.



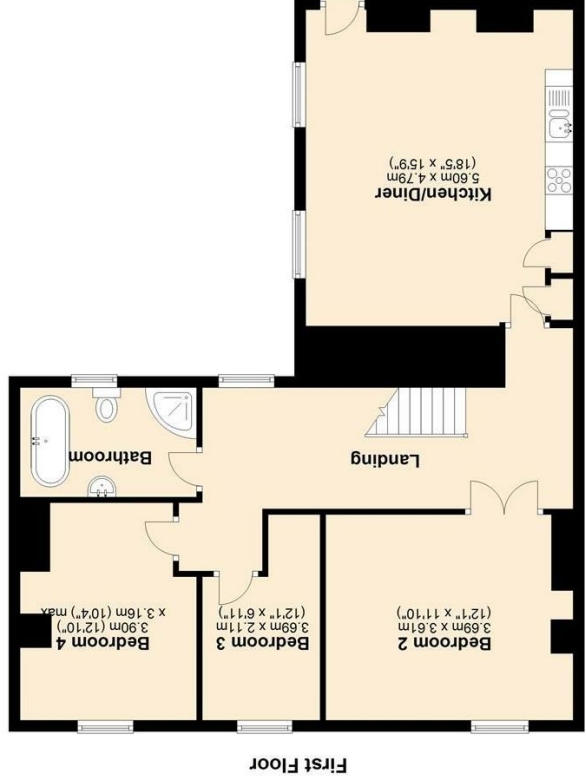




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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EPC Awaited

