



**Tom Parry**

Gwernan , Harlech, LL46 2PY

**£425,000**

## Gwernan , Harlech, LL46 2PY

Gwernan is a property with style and personality! Rarely does such a well presented property come onto the market but this former carriage house is the definition of a chic family home with versatility and pizzazz! It has been completely renovated to the highest standards throughout, including luxurious new kitchen and bathrooms, entrance porch, electric car charging point, wooden window shutters and external hardscaping. All upgrades have been done sympathetically and combine the original early 1900's character with all necessities for modern life. Just 10 minutes walk from the beach down a private road, it is light and spacious, with good sized rooms, ample storage and flexible living spaces. Often said, but never more truly meant, viewing is a must!

The property is located in Lower Harlech. 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

#### ENTRANCE PORCH

Slate flooring, exposed stone wall, door into

#### ENTRANCE HALL

Wooden floor, open tread timber staircase to first floor, radiator, boiler for central heating system, doors leading to

#### BEDROOM 1

4.67 x 4.30 (15'3" x 14'1")

Although currently being used by owners as a guest bedroom, would also make an excellent working from home space - Wooden floor, windows to rear and front, double doors to front, radiator, door leading to

#### EN-SUITE

Comprising corner shower cubicle, low level w.c., wash hand basin, obscured window to rear, heated towel rail, wall light with shaving socket, wooden floor

#### SEPARATE WC

With wash hand basin, radiator

#### LOUNGE/DINER

9.46 x 5.36 (31'0" x 17'7")

Light and extensive living space with wooden floor, feature multi fuel stove on slate hearth, doors opening onto external patio with uninterrupted views of Harlech Castle, triple aspect windows with newly fitted wooden shutters, 3 radiators, opening into

#### KITCHEN

3.58 x 5.11 (11'8" x 16'9")

Recently fitted quality kitchen with all integrated "Neff" appliances including double oven and grill, dishwasher, recycling drawer, electric 5 ring hob, 1 1/2 sunken sink, boiling hot water tap, marble worktops, peninsular breakfast bar with same marble top, karndeian flooring, space for American style fridge/freezer, tiled splash back, multiple lighting sources for work and effect, vertical radiator, window to side, door leading to

#### UTILITY ROOM

Space and plumbing for washing machine, storage cupboards, window to side, radiator, door leading to

#### BEDROOM 2

4.77 x 3.90 (15'7" x 12'9")

Currently being used as the master bedroom with exposed ceiling beams, windows to front and rear, door to outside, wooden floor, radiator

#### BATHROOM

Fitted with suite comprising panelled bath, low level w.c., wash hand basin, wooden floor, radiator, obscured window to side

#### FIRST FLOOR

#### LANDING

Fitted carpet, radiator, original exposed ceiling beams and joists, doors leading to

#### BEDROOM 3

2.17 x 3.74 (7'1" x 12'3")

2 velux windows, radiator, fitted carpet, additional storage to side, door leading to

#### EN-SUITE

Comprising corner shower cubicle, wash hand basin with storage drawer below, low level w.c., velux window, under eaves storage, chrome heated towel rail, karndeian flooring

#### SITTING ROOM

7.99 x 4.80 (26'2" x 15'8")

Extremely versatile and flexible space currently being used as an additional lounge, with fitted carpet, original ceiling beams and joists, door leading to

#### BEDROOM 4

4.43 x 4.80 (14'6" x 15'8")

Velux window, window to front, fitted carpet, radiator

#### BATHROOM

Contemporary white suite comprising bath with shower attachment, low level w.c., wash hand basin with storage drawer below, obscured window to side, karndeian flooring, chrome heated towel rail, velux window

#### EXTERNAL

There is private parking for 2 vehicles to the side of the property.

Enter from the lane to the front of the house via 2 large gates into a hardscaped courtyard garden. Here you will find the perfect spot to sit and enjoy the afternoon sun overlooking Harlech Castle. The rugged stone walls, blocked paving and varying levels all offer opportunities to create a unique space. This area has been planted with various bulbs etc to create a wild garden full of colour. This area also provides additional parking facilities if required.

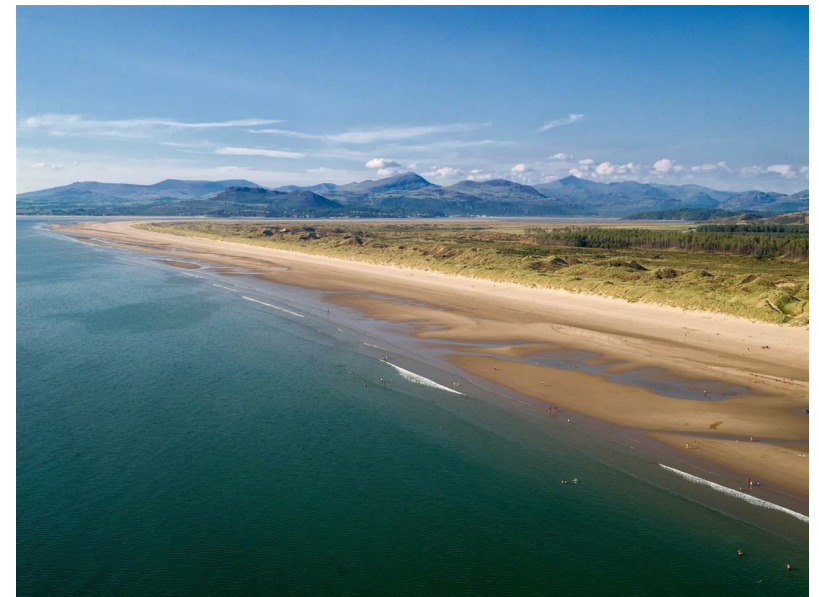
To the rear of the property is a substantial workshop with electricity and plumbing, currently used as an additional utility.

Oil tank - Lean to Greenhouse.

#### SERVICES

Mains water, drainage and electricity.

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.

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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Secondary ware and kitchen fittings are representative only and approximate to actual shape, position and style. The 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. Plan produced using PlanIt.



Commencement Date: 11.05.2024	Energy rating: F	Valid until: 29 January 2034
Customer number: 0278-9756-2398-2894-0355		
Property type: Detached house		
Total floor area: 225 square metres		

Energy performance certificate (EPC)

