



**Tom Parry**

14 Ystad Castell Morfa, Harlech, LL46 2GA

**£179,500**

## 14 Ystad Castell Morfa, Harlech, LL46 2GA

Tucked away in a quiet cul de sac this 2 bedroom, mid terrace property is ready for a new owner to walk in and enjoy. There is no on-going chain and the house is well suited to young families, first time buyers and investors alike. The property, which is presented to a high standard, benefits from double glazing, electric heating, enclosed rear garden and a separate garage. Great views of Harlech castle are also straight out of the front window!

Located in lower Harlech, the town 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

0.15 x 1.18 (0'5" x 3'10")

Outer wood and glass door, store cupboard, internal wood and glass door leading to:

#### LOUNGE

5.04 x 3.28 (16'6" x 10'9")

Carpeted, electric wall heater, tv point, window to front aspect, stairs to first floor, under stairs storage

#### KITCHEN

3.73 x 3.28 (12'2" x 10'9")

Range of floor-standing and wall units. Stainless steel sink with drainer and mixer tap. Space for fridge and electric cooker. Storage cupboard. Electric wall heater. Window and door to rear garden.

### FIRST FLOOR

#### LANDING

2.82 x 0.95 (9'3" x 3'1")

Carpeted, electric wall heater, doors to bedrooms and bathroom.

#### BEDROOM 1

3.28 x 3.31 (10'9" x 10'10")

Carpeted, built-in wardrobes, electric wall heater, window to front with castle view.

#### BEDROOM 2

3.30 x 2.46 (10'9" x 8'0")

Carpeted, built-in cupboard, electric wall heater, window to rear with sand dunes view.

#### BATHROOM

2.47 x 1.78 (8'1" x 5'10")

Carpeted, cream enamel bathroom suite comprising bath, pedestal sink, W/C. Heated towel rail.

### EXTERNAL

To the front of the property is a garden laid to lawn and plants with fantastic views of Harlech Castle.

At the rear is an enclosed, low maintenance garden for al fresco dining.

Detached single garage.

### SERVICES

Mains water, drainage and electricity.

Gwynedd Council Tax band B







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 license from William Morris Energy Assessments. All rights reserved.  
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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.

14 Virgil Charles Morris MRICS LL88 254	Energy rating	D	Valid until: 11 May 2024	Certificate number: 3534-5824-6300-6348-7296
Property type		Mid-terrace house		
Total floor area		56 square metres		

Energy performance certificate (EPC)

