



Tom Parry

Gwel Y Don Pant Yr Onnen Estate, Llanfair, LL46 2SE

£575,000

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A unique, architect designed, detached residence occupying a double raised plot, Gwel Y Don takes full advantage of its prime location overlooking Cardigan Bay, Shell Island and the Lleyn Peninsula. The property has been built and finished to a high specification, where care to detail is evident throughout. It benefits from a brand new air source heating system, uPVC double glazing, solar panels, landscaped gardens and ample parking facilities. This exceptional bungalow oozes kerb appeal due to its attractive façade which is also reflected on the inside with tasteful décor and immaculate presentation. Without a doubt, Gwel Y Don sets a whole new standard for bungalows in the locality and viewing is a must!

Within a short walk from the door step, the town of 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

ENTRANCE HALLWAY

Two large storage cupboards, fitted carpet, window to rear, leading to

DAY WING

Doors to

LOUNGE

5.46 x 4.97 (17'10" x 16'3")

Free standing feature fireplace (can be included in sale), display shelving in arched recesses, fitted carpet, 2 x radiator, double sliding doors to rear verandah, double French doors into

CONSERVATORY

Dwarf wall, windows above providing panoramic 180 degree views over Cardigan Bay and beyond, radiator

DINING ROOM

3.47 x 3.13 (11'4" x 10'3")

Window to front with stunning views, radiator, fitted carpet

MORNING ROOM

3.16 x 2.91 (10'4" x 9'6")

Window to front with same beautiful views, door leading to front verandah, fitted carpet, radiator

KITCHEN

4.70 x 3.47 (15'5" x 11'4")

Recently refurbished kitchen comprising contemporary white gloss wall and base units with black granite worktops, integrated sink and drainage grooves, integrated dishwasher, "Smeg" electric cooking range , tiled splash backs, large pantry cupboard

UTILITY ROOM

2.7 x 1.8 (8'10" x 5'10")

Fitted with sink and drainer unit, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, radiator, window and door leading to outside

BEDROOM WING

Large Airing cupboard housing hot water cylinder and shelving, doors leading to

SEPARATE W.C.

With wash hand basin, fully tiled walls, radiator, laminate floor

BEDROOM 1

3.17 x 2.98 (10'4" x 9'9")

Window to front with stunning sea views, fitted carpet, radiator

BEDROOM 2

3.16 x 2.97 (10'4" x 9'8")

Window to front with far reaching sea views, fitted carpet, radiator

BEDROOM 3

1.87 x 2.73 (6'1" x 8'11")

Window to rear overlooking garden and open fields beyond, fitted carpet, radiator

FAMILY BATHROOM

Stylish and modern suite comprising large walk in shower with rainfall shower head, white wash hand basin with vanity storage unit below, low level w.c., fully tiled walls, obscured window to rear

MASTER BEDROOM

5.06 x 4.06 (16'7" x 13'3")

Bay window to front with beautiful sea views, fitted carpet, radiator, door leading to

EN-SUITE

Panelled bath with shower above, low level w.c., bidet, hand wash basin with vanity storage below, obscured window to rear

EXTERNAL

The property occupies approximately 1/3 acre and is approached by double wrought iron gates leading to an ample parking area and garage (5.49m x 4.88m), with power and light and motorised door.

Steps lead up to main entrance and seating area.

To the rear of the property is a covered verandah with artificial grass - the perfect seating spot for morning coffee. Steps leading to a large lawned area with further spots for al fresco dining in the summer and star gazing during the winter months. The garden is mature and well established, and has been cleverly planted to ensure a year round display of colour and interest. It is private and well stocked with a variety of plants, trees, fruit trees, and rockery and backs onto open countryside.

SERVICES

Mains water, drainage and electricity.
Gwynedd Council Tax Band G



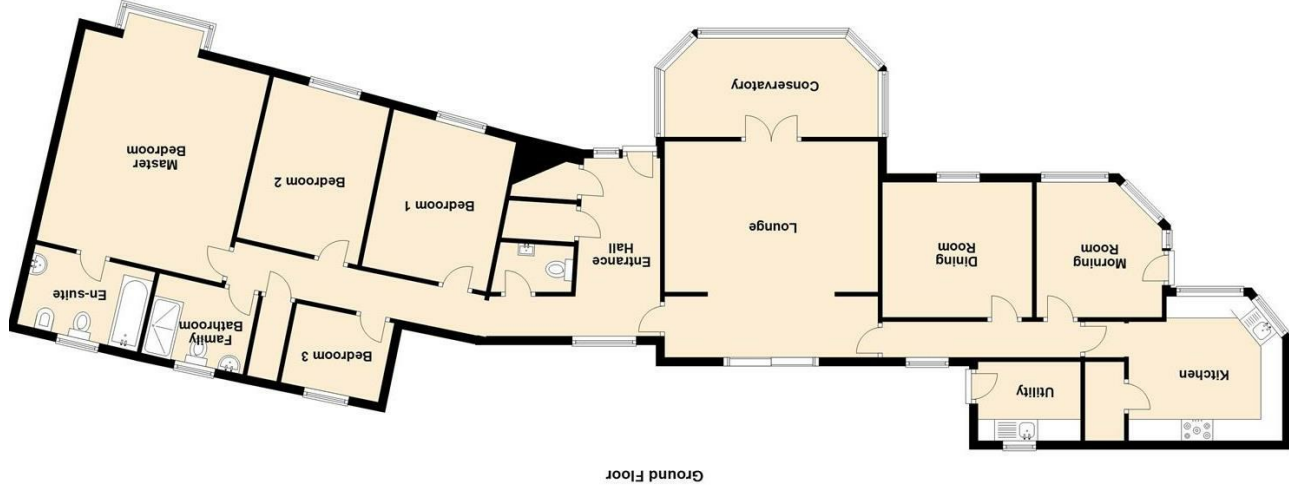




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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. Garages, 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. Plan produced using PlanUp.



Oak V Don First Time Sale Leasehold		Energy rating B	Valued with: 1 August 2024
Landmark 0200 5040 1200 7774 2004		Contract number: 0200 5040 1200 7774 2004	Property type Detached bungalow
Total floor area 137 square metres			

