



Tom Parry

Flat 1 High Street, Harlech, LL46 2YA

£295,000

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Welcome to this charming 2-bedroom apartment located on High Street in the picturesque town of Harlech. Situated above a shop, this property has been completely renovated to an excellent standard, offering a stylish, contemporary and comfortable living space.

One of the standout features of this apartment is the private balcony that boasts amazing sea views, providing a tranquil spot to relax and unwind while enjoying the coastal scenery. Imagine sipping your morning coffee or watching the sunset from this delightful vantage point.

Convenience is key with this property - no work required as it has been completely refurbished - furthermore it is located in the heart of Harlech town centre. You'll have easy access to local amenities, shops, and restaurants, making day-to-day living a breeze.

With parking available for one vehicle, you won't have to worry about finding a spot after a long day out. Whether you're a first-time buyer, a couple looking for a cozy home, or someone seeking a holiday retreat, this apartment offers a wonderful opportunity to enjoy the best of Harlech living.

Don't miss out on the chance to make this immaculate apartment your own and experience the beauty of coastal living in this vibrant town. Contact us today to arrange a viewing and take the first step towards calling this place your home.

Accommodation comprises: (all measurements are approximate)

Steps at the rear of the property into communal entrance

Entrance door into

HALLWAY

8.93 x 0.86 (29'3" x 2'9")

Wood effect laminate flooring, radiator, doors leading to

LOUNGE

3.42 x 4.66 (11'2" x 15'3")

Wood effect laminate flooring, feature fireplace, window with sea view, radiator, tv point, double patio doors to balcony; lined to:

KITCHEN

3.73 x 2.95 (12'2" x 9'8")

Wood effect laminate floor, window with sea view, modern grey floor and wall units, marble effect worktops, black "Schock" sink and drainer, Beko electric hob, Beko integrated oven, extractor fan, Beko integrated dishwasher and washing machine, partially tiled with white and pale grey tiles.

BEDROOM 1

3.42 x 4.62 (11'2" x 15'1")

Wood effect laminate flooring, window to front aspect with High Street view, feature fireplace, radiator.

BEDROOM 2

3.01 x 3.95 (9'10" x 12'11")

Wood effect laminate flooring, window to front aspect with High Street view, feature fireplace, radiator.

STUDY

2.57 x 1.99 (8'5" x 6'6")

Wood effect laminate flooring, half-window to rear aspect with sea view, internal window, radiator.

BATHROOM

2.46 x 3.02 (8'0" x 9'10")

Tiled floor, feature fireplace, white bathroom suite comprising bath with grey panelling, W/C, sink and cupboard, separate corner shower unit, heated towel rail

EXTERNAL

Private parking for one vehicle to the front of the property.

Gated entrance with path leading to the rear and stairs leading to property.

Spacious balcony (6.85 x 4.01) with glass balustrade to enjoy the outstanding views of Cardigan Bay coastline.

SERVICES

Mains water, drainage and electricity.

ADDITIONAL INFORMATION

The property will be sold with a brand new lease of 999 years.

Any service charges/maintenance fees will be divided with the retail unit below.







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

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.

EPC Awaited



Floor plan Awaited