



Tom Parry

Bronwylfa Old Llanfair Road, Harlech, LL46 2SS

Offers in the region of £295,000

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Croeso I Bronwylfa - a charming property that exudes warmth and character! This traditional mid-terrace house boasts many original features that add a touch of nostalgia to its 3-storey layout. With 4 bedrooms and 2 bathrooms, this home offers ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by a homely atmosphere that invites you to unwind and relax. The stunning sea, mountain and castle views from the front of the property add to this charm, making it the home you never want to leave. In addition, the property's proximity to the town centre means you can enjoy the convenience of all local amenities within walking distance, making errands a breeze.

Whether you're captivated by the historical charm of the original features or drawn to the practical layout of the house, this property on Old Llanfair Road is sure to capture your heart. Don't miss the opportunity to make this house your home sweet home in Harlech!

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALLWAY

Quarry tiled floor, electric heater, stairs to first floor, under stairs storage cupboard, doors leading to

LOUNGE

3.76 x 4.65 (12'4" x 15'3")

Box window to front with stunning views over Harlech castle and the sea beyond, open fire with wooden surround and painted tiles, electric heater, period wooden doors leading through to

DINING ROOM

2.74 x 4.31 (8'11" x 14'1")

Window overlooking rear garden, fitted carpet, electric heater, alcove storage, door leading to

KITCHEN

3.38 x 2.83 (11'1" x 9'3")

Fitted with a range of wall and base units with wooden worktops, including sink and drainer unit, electric cooker, integrated microwave, space and plumbing for dishwasher, quarry tiled floor, window overlooking garden, door leading to

UTILITY ROOM

2.21 x 1.60 (7'3" x 5'2")

Space and plumbing for washing machine, tumble dryer and fridge freezer, door leading to rear garden

FIRST FLOOR

LANDING

Two electric heaters, stairs leading to second floor, doors leading to

BEDROOM 1

3.73 x 2.82 (12'2" x 9'3")

Feature cast iron fireplace, window to rear overlooking garden, electric heater, fitted carpet

BEDROOM 2

3.99 x 3.21 (13'1" x 10'6")

Window to front with stunning sea, castle and mountain views, feature cast iron fireplace, two electric heaters, fitted carpet

BEDROOM 3

2.62 x 2.31 (8'7" x 7'6")

Window to front with far reaching views, electric heater, fitted carpet

BATHROOM

Fitted with suite comprising enamel bath, shower cubicle, low level w.c., wash hand basin with storage unit below, obscured window to rear, mirrored wall cabinet, fitted carpet

SECOND FLOOR

LANDING

Storage space, doors leading to

BEDROOM 4

3.98 x 3.70 (13'0" x 12'1")

Window to front with far reaching views, sky light window to rear, electric storage heater, fitted carpet

SEPARATE WC

Low level w.c. and wash hand basin

EXTERNAL

To the front of the property is a small, low maintenance garden with steps leading to the front entrance door.

To the rear is a mature, well stocked garden, laid mainly to lawn with colourful planting. Patio and garden shed.

A communal path at the rear leads to all properties in row.

SERVICES

Mains water, drainage and electricity.

Gwynedd Council Tax band C

LOCATION

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 and is an ideal base for many activities, including golf, walking and cycling or simply enjoying some of the best beaches in Wales. The Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond







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. Sanitary ware and kitchen fittings are representative only and approximate to actual shapes, 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |

See how to improve this property's energy efficiency.

This property's energy rating is E. It has the potential to be C.

Energy rating and score

