



Tom Parry

14 Ystad Castell Morfa, Harlech, LL46 2GA

£172,500

14 Ystad Castell Morfa, Harlech, LL46 2GA

Welcome to this charming property located in the picturesque Ystad Castell Morfa in Harlech. This delightful house boasts 2 cosy bedrooms, perfect for a small family or as a peaceful retreat for a couple, a spacious lounge/diner and kitchen which opens directly into private rear garden.

Situated in a serene location, this property offers a tranquil escape from the hustle and bustle of everyday life. The house features ample parking with the addition of a separate garage, ensuring that you never have to worry about finding a spot after a long day out.

Whether you're looking for a weekend getaway or a permanent residence, this property has the potential to be your dream home. Don't miss out on the opportunity to own a piece of this idyllic setting in Harlech. Contact us today to arrange a viewing and experience the charm of Ystad Castell Morfa for yourself.

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.
Plan produced using PlanUp.



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 MRB ECH		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)

