



**Tom Parry**

Maelgwyn House, Ffordd Isaf, Harlech, LL46 2SW  
Offers in the region of £760,000

# Maelgwyn House, Ffordd Isaf, Harlech, LL46 2SW

Nestled in the idyllic location of Harlech, Maelgwyn House was built as a "Manse" in 1907. It boasts a rich history having been built as a residence for the Baptist minister of Tabernacl Chapel, his wife and seven children. Boasting a spacious layout - perfect for a large family, or boutique guest house, this property offers not only a glimpse into the past but also stunning views overlooking Harlech Castle, the picturesque Harlech Beach, and the breath-taking Llyn Peninsula.

As you step inside, you'll be greeted by an imposing house meticulously upgraded to the highest standards, ensuring a blend of historical charm and modern luxury. Every corner of this home exudes elegance and sophistication, making it a truly impeccable living space.

Whether you are captivated by the history of the house, the panoramic views it offers, or the stunning upgrades done throughout, Maelgwyn is a rare find that promises a lifestyle of comfort and grandeur.

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. Maelgwyn is close to the Royal St David's links golf course and the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

The accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### PORCH

1.79 x 1.29 (5'10" x 4'2")

uPVC double doors with "Maelgwyn House" etchings. Slate floor. Original wooden door into:

### HALL

1.79 x 3.85 (5'10" x 12'7")

Feature tiled floor, door into:

### LOUNGE

4.36 x 4.81 (14'3" x 15'9")

Carpeted, bay window to front aspect, original feature fireplace, radiator.

### DINING ROOM

4.29 x 3.75 (14'0" x 12'3")

Carpeted, sea-facing bay window, feature fireplace, radiator

### KITCHEN/FAMILY ROOM

10.2 x 3.5 (33'5" x 11'5")

Kitchen area: "Masterclass" kitchen with a large range of floor-standing and wall cupboards in a mixture of wisteria and mulberry shades, large larder unit and integrated waste and recycling bins, Bosch integrated dishwasher, integrated fridge and freezer, two Neff self-cleaning ovens, Neff induction hob and extractor hood. Feature oversized central island. Light grey porcelain tiles to floor, white quartz worktops. Modern radiators.

Family area: Feature fireplace housing Rayburn Royal electric cooker finished in light aubergine enamel, tv point.

### UTILITY/SHOWER ROOM

Plumbing for washing machine and tumble drier. Door into: Shower room with white suite and enclosed shower cubicle

## FLOOR 1

### LANDING 1

5.73 x 1.75 (18'9" x 5'8")

Carpeted, radiator, window to front aspect

### BEDROOM 1 WITH DRESSING ROOM

4.6 x 3.37 & 3.55 x 3.64 (15'1" x 11'0" & 11'7" x 11'11")

Bedroom: Carpeted, Sea and castle views from bay window. Radiator. En-suite bathroom with shower cubicle 2.87 x 2.86  
Door to: Dressing room - carpeted, radiator, window to rear aspect. En-suite bathroom 2.73 x 2.39 comprising bath and overhead shower, sand coloured tiles, white W/C and traditional sink. Two windows to rear aspect.

### BEDROOM 2

3.43 x 3.32 (11'3" x 10'10")

Carpeted, Sea and castle views from bay window. Radiator. En-suite bathroom

### BEDROOM 3

3.52 x 2.88 (11'6" x 9'5")

Carpeted, window to rear view aspect, radiator. En-suite bathroom

## FLOOR 2

### LANDING 2

5.68 x 1.86 (18'7" x 6'1")

Carpeted, radiator, window to front aspect

### BEDROOM 4

3.65 x 3.32 (11'11" x 10'10")

Carpeted, Sea and castle views from bay window. Radiator. En-suite bathroom

### BEDROOM 5

4.30 x 3.65 (14'1" x 11'11")

Carpeted, window to front with sea and castle views

### BEDROOM 6

3.63 x 3.20 (11'10" x 10'5")

Carpeted, large velux window and side window with sea view  
En-suite bathroom

### STUDY/BEDROOM 7

4.1 x 2.90 (13'5" x 9'6")

Carpeted, velux window and window to side

### FAMILY BATHROOM

White bathrooms suite comprising traditional W/C and sink, shower cubicle, linoleum flooring, window to rear aspect.

### EXTERNAL

Garage to side of property. Large driveway with ample parking. Gardens to front and rear. Summerhouse to rear garden,

### SERVICES

Mains and waste water, electric.



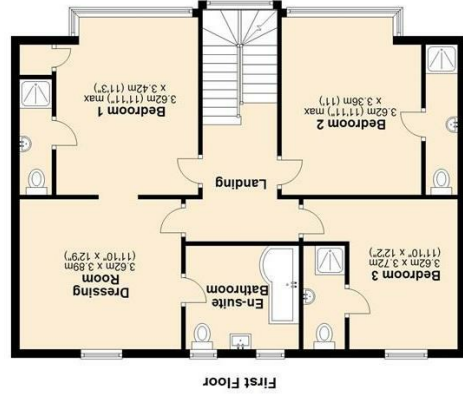
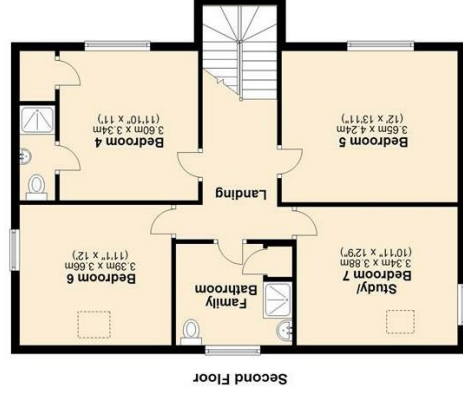
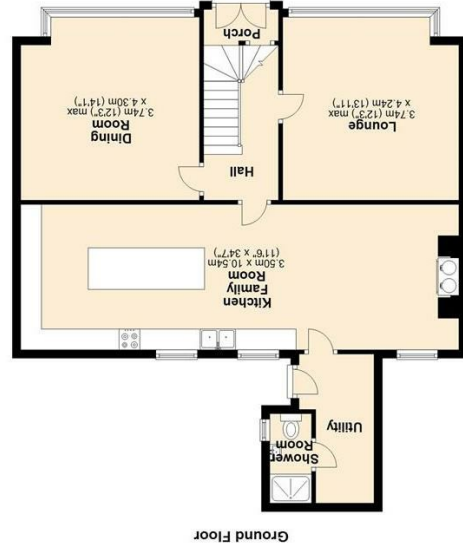




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

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<b>Energy rating</b> 		Valid until: 7 July 2034
EPC number: 2868-3038-1506-9524-4264	Legend: Floor level 11.6m EPC	
Property type: Detached house		
Total floor area: 217 square metres		

Energy performance certificate (EPC)

