



Tom Parry

Penhelyg Heol y Bryn, Harlech, LL46 2TU

£439,000

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Welcome to this stunning detached bungalow located in the sought after location of Heol y Bryn, Harlech. This modern property boasts three bedrooms and two bathrooms, offering ample space for comfortable living, and a large contemporary kitchen.

As you step inside, you'll be greeted by a light and spacious interior with an open plan flow, perfect for both relaxing and entertaining. The property features a balcony where you can step outside from the lounge and enjoy the breath-taking sea views that this location has to offer.

With parking available for up to three vehicles, convenience is at the forefront of this home. Whether you're looking to unwind in a tranquil setting or host gatherings with friends and family, this property provides the perfect backdrop for a variety of lifestyles.

Don't miss out on the opportunity to make this beautiful detached bungalow your new home, where modern living meets stunning natural surroundings.

Accommodation comprises: (all measurements are approximate)

Entrance door into

PORCH

1.9 x 2.1 (6'2" x 6'10")

Laminate flooring, door leading into:

HALL

1.8 x 4.9 (5'10" x 16'0")

Laminate flooring, radiator, doors leading to

LOUNGE

5.9 x 3.4 (19'4" x 11'1")

Laminate flooring, feature log burning stove, patio doors to balcony with breath taking sea views, radiator, tv point, open into

DINING AREA

2.2 x 3.2 (7'2" x 10'5")

Laminate flooring, window to side aspect with sea views, open to

KITCHEN

8.5 x 2.9 (27'10" x 9'6")

Large, modern and stylish kitchen with ample storage, central island with breakfast bar. Laminate flooring, comprehensive range of eye level and floor-standing grey units, white worktops, stainless steel sink and drainer, integrated Lamona hob, oven and extractor hood above. Integrated fridge/freezer and dishwasher. Two windows to rear aspect, radiator, feature "fireplace"

CORRIDOR TO BEDROOMS

1.8 x 4.9 (5'10" x 16'0")

Laminate flooring, doors leading to

BEDROOM 1

3.7 x 3.9 (12'1" x 12'9")

Laminate flooring, radiator, window to front aspect and beautiful far reaching sea views

BEDROOM 2

3.7 x 3.9 (12'1" x 12'9")

Laminate flooring, radiator, window to front aspect with sea views

BEDROOM 3

3.4 x 3.9 (11'1" x 12'9")

Laminate flooring, radiator, window to rear aspect

SHOWER ROOM

2.8 x 2.0 (9'2" x 6'6")

Fitted with contemporary and stylish suite comprising shower cubicle with marble effect shower boards, white W/C and sink, heated towel ladder radiator, obscured window to rear aspect

BATHROOM 2

2.8 x 1.9 (9'2" x 6'2")

White suite comprising panelled bath with hand held shower attachment, white W/C and sink, separate shower cubicle, radiator, partially tiled walls, obscured window to rear aspect

EXTERNAL

Large double garage underneath the patio area

Gardens to front and rear

Oil tank for central heating

SERVICES

Mains and waste water

Electric

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. The property is close to the Royal St David's links golf course and stunning beaches, and 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.

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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 licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanLP.



Property Type		Detached bungalow		Total floor area		103 square metres	
Energy rating		E		Valid until		15 August 2024	
Planning		HMO 7 DTU		Certificate number		3008-4912 (0623 3489 3561)	

