



**Tom Parry**

Hedd Y Llech, Harlech, LL46 2YL  
Offers in the region of £229,950

## Hedd Y Llech, Harlech, LL46 2YL

Hedd can rightfully claim the distinction of the picture perfect postcard cottage. Nestled on an historic street within the UNESCO world heritage town of Harlech, yet only 20 minutes walk to the beach, the semi-detached cottage has been renovated throughout, beautifully maintained and well presented with great attention to detail. Original features have been tastefully adapted for modern living. First impressions sets the bar high, and on entering the cottage you will not be disappointed - the quality and finish of this home is unrivalled. Boasting stunning views of Harlech castle and the Snowdonia mountain range, the cottage really is a dream home for a permanent relocation, or alternatively a successful holiday business with evidence of past income. In addition it has the extremely rare advantage of off street private parking and a pretty, low maintenance rear garden - with a vista of Harlech castle and the mountains beyond - in which to unwind.

The accommodation comprises of (all measurements are approximate):

Entrance door into:

### GROUND FLOOR

External door leading to:

#### Lounge

3.81 x 3.66 (12'5" x 12'0")

Slate floor; uPVC window with slate seat, with views of Harlech Castle; beautiful inglenook fireplace with log burning stove; ample electrical power points; understairs cupboard housing Megaflo hot water boiler.

#### CORRIDOR

1.77 x 0.80 (5'9" x 2'7")

Two steps leading down into:

#### Kitchen

4.35 x 4.82 x 3.60 (14'3" x 15'9" x 11'9")

Well-appointed, fully fitted kitchen with integrated appliances including washing machine, 'fridge and dishwasher; Hotpoint electric oven and Amica glass hob. Range of base and eye-level units; worktops; white tiled splashbacks; cream sink and drainer with mixer tap; slate floor; newly fitted night storage heater; four-panel uPVC window with panoramic views; 5 x electrical power sockets; area for dining table.

#### CORRIDOR

1.77 x 1.80 (5'9" x 5'10")

Two steps leading up to:

#### Shower room

1.60 x 1.67 (5'2" x 5'5")

Underfloor heating; shower cubicle; slate floor and slate tiled walls; modern rectangular white sink; white W/C.

### FIRST FLOOR

Stairs leading to:

#### Bedroom

4.33 x 3.62 (14'2" x 11'10")

Feature exposed beams; new night storage heater; carpeted; five electrical power points; two uPVC

feature-windows with slate seating areas and exposed stone, overlooking Harlech Castle and the Llyn Peninsula;

#### EXTERNAL

6.47 x 5.12 (21'2" x 16'9")

Front of cottage: small paved patio seating area; steps to front door; dry stone wall; separate private parking space opposite

Rear: Nine steps to pretty paved garden area, dry stone wall, raised decking area with panoramic coastal, castle and mountain views; wooden "sun hut"

#### SERVICES

Mains electricity, water and waste water

#### LOCATION

The property is located in the town centre of Harlech, which offers a range of facilities including shops, restaurants, Post Office, schools, swimming pool and petrol station. It also boasts a cliff top castle and the Royal St David's Golf Club. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Barmouth with regular services to the Midlands and beyond.

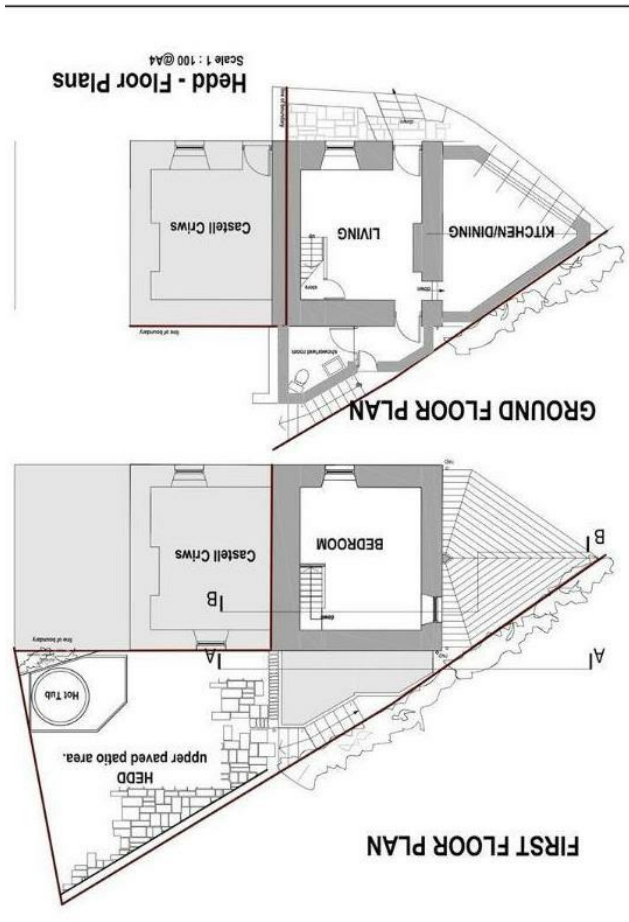






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



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| Valid until<br>13 October 2026  |  | Certificate number<br>9348-2963-6200-7566-3930 |  |
| <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <span style="font-size: 2em; font-weight: bold;">E</span> </div><br>Energy rating |  | Hedd<br>Y Llech<br>HARLECH<br>LL46 2YL         |  |