



Tom Parry

Ty Crwn , Harlech, LL46 2YT
Offers in the region of £450,000

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Once more Tom Parry are proud to be marketing one of the most unusual and finest properties for sale in Harlech. Croeso I Ty Crwn - literally translated as Round House - originally built in 1921 with a thatched roof. Since then the property has had a mere handful of colourful owners - ranging from artists to musicians - and in 1990 an extension was added to create the extra living room and what is now two additional bedrooms. The result is now a wonderfully quirky home with style, flair and personality.

Recent upgrades include a new air source heating system with solar panels generating much of the homes electricity. Windows have been replaced where needed, internal joinery updated and much love and care has been spent outside in the amazing garden.

Rarely does such a unique property come onto the market and Ty Crwn is the definition of great taste and design. Often said, but never more truly meant viewing is a must!

Accommodation comprises: (all measurements are approximate)

Double entrance door with unique etchings into

GROUND FLOOR

ENTRANCE HALL/DINER

2.90 x 3.01 (9'6" x 9'10")

Fitted carpet, radiator, oak double doors both sides leading to

LOUNGE

7.11 x 3.23 (23'3" x 10'7")

Feature log burning stove with slate hearth and wooden mantle above, circular room with two windows and far reaching views, built in custom made table, door leading to

LIVING ROOM

5.85 x 3.50 (19'2" x 11'5")

Dual aspect windows to front and side with views over garden and beyond, fitted carpet, radiator, loft access with pull down ladder, spiral staircase to lower ground floor

LOWER GROUND FLOOR

BEDROOM 2

5.12 x 2.74 (16'9" x 8'11")

Currently being used as a music studio by the vendor with eye catching glass bricks, window to front, radiator, fitted carpet, door leading to

BEDROOM 3

2.60 x 4.81 (8'6" x 15'9")

Feature exposed steel beams, glass brick windows, door leading to outside, radiator

GROUND FLOOR

KITCHEN

2.96 x 2.85 (9'8" x 9'4")

Fitted with a range of white glossy wall and base units including 1 1/2 stainless steel sink and drainer unit, laminate worktops, integrated double oven and grill, induction hob, tiled splash back, window to side overlooking garden, vinyl flooring, door leading to

UTILITY ROOM

Space for fridge/freezer, space and plumbing for washing machine, door leading to outside, door leading to

WET ROOM

Fully tiled room with shower, low level w.c., wall hung wash hand basin, obscured window to rear, underfloor heating, ceiling spot lights, wall mirror

INNER HALLWAY

Glass brick circular wall, window to side over looking terraced garden, stairs to first floor, door leading to

BATHROOM

Panelled bath with hand held shower, pedestal wash hand basin, orange rubber flooring, large airing cupboard housing hot water cylinder with under stairs storage

SEPARATE W.C.

With wash hand basin and orange rubber flooring

FIRST FLOOR

MASTER BEDROOM

4.63 x 5.37 (15'2" x 17'7")

Large circular window to front with stunning far reaching views over Harlech Castle and Dwyryd Estuary, under eaves storage, fitted carpet, archway to dressing area

EXTERNAL

Ty Crwn sits in approximately 1/3 of an acre plot which is approached by a single track.

There is parking for 3 vehicles and a working original lamp post to welcome guests.

The garden is rich in colour, planting and variety and really is a gardeners delight - with a vast array of trees, shrubs and flowers throughout the plot.

There are various areas in which to sit and enjoy - dine alfresco in the summer and star gaze during the winter months. A wooden cabin sits at the top of the garden for further outdoor options.

LOCATION

The property sits secluded but not isolated, minutes walk from Harlech which 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.

MATERIAL INFORMATION

Freehold property.

Mains water and electricity.

Septic tank drainage.

Gwynedd Council Tax band D







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.

EPC Rating D Valid until 5 August 2024		Character number 2024-2223-3490-0262-0296
Property type Detached house		
Total floor area 156 square metres		

