



Tom Parry

Stonelea 2 Grogan Terrace, Harlech, LL46 2YF
Offers in the region of £145,000

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Nestled in the heart of the historic town of Harlech, this charming two-bedroom house on Grogan Terrace is a true gem waiting to be discovered. With its quaint and quirky character, this property exudes a unique charm that is hard to resist.

As you step inside, you are greeted by a cosy lounge featuring an inglenook fireplace that instantly feels like home. The two bedrooms offer comfortable living spaces, perfect for unwinding after a long day. The kitchen and bathroom are well-appointed and provide all the necessary amenities for your convenience.

In addition to the stunning white sands of Harlech beach, you'll find yourself surrounded by the rich heritage and beauty of this picturesque town. From the stunning views of Harlech Castle to the shops and cafes, there is always something to explore just a stone's throw away.

This cute property may be compact in size, but it more than makes up for it with its character and warmth.

Entrance Porch

1.75 x 1.23 (5'8" x 4'0")

Entrance porch with slate floor, uPVC door and windows, internal door leading to:

Lounge

4.72 x 2.81 (15'5" x 9'2")

Slate floor, traditional stone inglenook fireplace with log burner, original built-in cupboard, uPVC window to front aspect

Kitchen

2.58 x 1.97 (8'5" x 6'5")

Slate floor, range of eye-level and floor-standing units with black worktops, stainless steel sink with drainer and additional glass work surface, Neff electric hob, Neff integrated oven, plumbing for washing machine, night storage heater, uPVC window to rear, door into rear porch/utility

Bedroom 1

2.02 x 2.51 (6'7" x 8'2")

Slate floor, window to front aspect, night storage heater

Bedroom 2

1.95 x 2.08 (6'4" x 6'9")

Slate floor, window to rear aspect, night storage heater

Bathroom

2.46 x 1.48 (8'0" x 4'10")

Slate floor, white bathroom suite comprising W/C, pedestal sink, bath with overhead MIRA electric shower, heated towel rail, window to rear

Outside lean-to porch/utility

2.64 x 0.46 (8'7" x 1'6")

Fitted with electric points, space for fridge, fridge-freezer, tumble dryer. External door to outside rear space.

External

Small seating area to front pf property.

Small flagged area to rear of property.

Note: this property does not have parking facilities however there is a public car park with an annual pass available within close proximity to the cottage.

Services

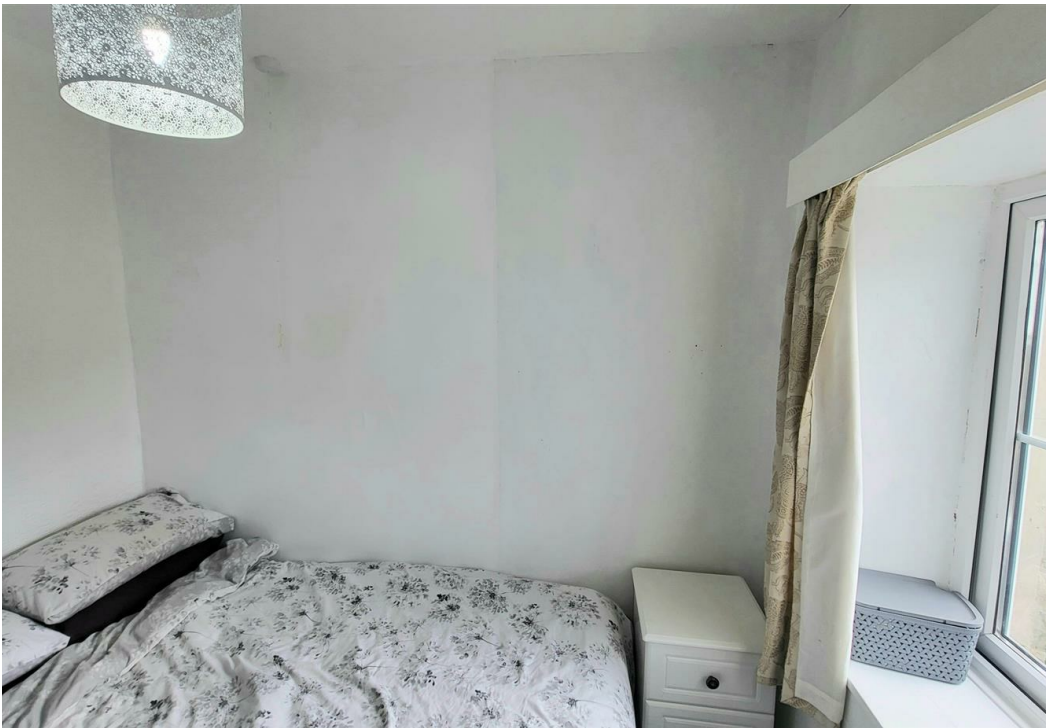
Electric

Mains water and waste

Location

Harlech boasts 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 Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.







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

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.

Valid until 16 April 2032	Certificate number 0320-2024-5140-2592-0541
Energy rating D	2 Grogan Terrace HARLECH LL46 2YF



Floor plan Awaited