



**Tom Parry**

5 Porkington Terrace, Harlech, LL46 2SH

**£179,000**



## 5 Porkington Terrace, Harlech, LL46 2SH

With stunning views over Harlech Castle, Yr Wyddfa and the LLeyn Peninsula beyond, 5 Porkington Terrace is your idyllic Welsh country cottage. It has been tastefully renovated throughout to the highest standards, whilst retaining its original charm and character. It boasts a contemporary and desirable open plan layout with a newly fitted kitchen, stylish shower room, new electrics and plumbing and the added bonus of a large garden with the potential for a private car parking space. Not often do properties blessed with these views and location come on the market at this price, and as such, you would be wise to book a viewing today!

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### GROUND FLOOR

#### LOUNGE

3.90 x 5.47 (12'9" x 17'11")

Exposed stone fireplace with inset log burning stove on slate hearth, original ceiling beams, window to front with stunning views over Harlech Castle, Cardigan Bay and the Snowdonia Mountain range beyond, stairs leading to first floor, electric wall heater, open to

#### KITCHEN

Recently installed "Wren" kitchen comprising a comprehensive range of wall and base units including 1 1/2 sink and drainer unit, integrated electric oven with hob and extractor hood above, glass splash back, integrated fridge, breakfast bar, laminate worktops, window to rear, understairs wine cooler, radiator, door leading to rear

### FIRST FLOOR

#### LANDING

Loft access, doors leading to

#### BEDROOM

3.28 x 3.70 (10'9" x 12'1")

Window to front with stunning far reaching views, fitted carpet, electric wall heater

#### SHOWER ROOM

Newly fitted with bespoke designed suite comprising corner shower cubicle with rainfall shower head, wash hand basin with stylish vanity drawer storage below, low level w.c. with concealed cistern, fully tiled walls and floor, mirrored wall cabinet, obscured window to rear

#### EXTERNAL

The property sits mid terrace in a much sought after location with stunning views over Harlech Castle and beyond.

To the rear of the property is a large stone built shed with has also undergone major improvements

recently to include a new roof, and power and water added to become an extremely useful laundry room/storage space.

Steps lead up to tiered garden, laid mainly to lawn, with again similar fantastic views over Harlech Castle and the LLeyn Peninsular beyond. This area could potentially be adapted for use as a parking space.

#### LOCATION

The property is situated in the town of 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, drainage and electricity.

Gwynedd Council tax band A









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.

5, Parkington Terrace HARLECH LL46 2SH	
Energy rating	
<b>E</b>	
Valid until	27 July 2026
Certificate number	0148-2868-7230-9326-5221
Property type	Mid-terrace house
Total floor area	43 square metres



Floor plan Awaited