



Tom Parry

Eifionydd 10 Parc Bron Y Graig, Harlech, LL46 2SR
Offers in the region of £345,000

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Welcome to this stunning property located in the sought-after area of Bron Y Graig in Harlech. This immaculately decorated bungalow offers spacious and light-filled rooms that are sure to impress. With three bedrooms, this property provides ample space for a growing family or those who enjoy having guests to stay. In addition there is a conservatory to the rear overlooking the gardens - the perfect spot for morning coffee. The bungalow also benefits from a double garage, off road parking for 2 vehicles and oil fired central heating.

Don't miss out on the opportunity to own this beautiful bungalow in the heart of historic Harlech. It is move in ready and will become somebody's perfect home. Is this you?

This bungalow is ideally positioned within walking distance of the shops and public transport stops. Harlech boasts numerous artisan shops, cafes and restaurants and is an Area of Outstanding Natural Beauty in Snowdonia National Park. The Cambrian Coastline railway and the regular bus service provide excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

ENTRANCE PORCH

1.61 x 1.00 (5'3" x 3'3")

uPVC door leading to spacious entrance hall

HALLWAY

"L" shaped hallway.

4.26 x 1.06 & 2.30 x 1.93

Doors leading into

LOUNGE

4.53 x 6.10 (14'10" x 20'0")

Large light filled lounge with laminate flooring and window to front aspect. 2 x radiators. Feature fireplace with log burning stove.

Door leading to

KITCHEN

2.75 x 2.58 (9'0" x 8'5")

Stone flagged floor. Range of modern, cream floor-standing and wall units. Double stainless steel sink with mixer tap. Integrated fridge/freezer. Electric Hotpoint oven, hob and extractor. Integrated microwave.

Door leading to

CONSERVATORY

1.93 x 5.29 (6'3" x 17'4")

Stone flagged floor. uPVC construction. Door to rear garden.

BEDROOM 1

3.66 x 3.03 (12'0" x 9'11")

Carpeted, window to front aspect, radiator.

BEDROOM 2

2.71 x 3.46 (8'10" x 11'4")

Carpeted, window to rear aspect, radiator.

BEDROOM 3

2.79 x 3.09 (9'1" x 10'1")

Laminate flooring, window to rear aspect, radiator.

BATHROOM

2.51 x 1.80 (8'2" x 5'10")

Fully tiled floor and walls. W/C, pedestal sink, modern walk-in shower cubicle with MIRA shower, heated towel rail.

EXTERNAL

Garden to front laid to lawn.

Large garden to rear with steps to different levels.

Garage split into two sections. Section 1: 3.73 x 5.86 with "up and over door". Section 2: 2.44 x 3.41 with window and external door.

Ample parking in front of the garage.

SERVICES

Water and waste water

Electricity

Oil fired central heating





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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.

