



Tom Parry

9 Llwyn Y Gadair, Harlech, LL46 2RS
Offers in the region of £275,000

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Prepared to be wowed!

From the front 9 LLwyn Y Gadair appears to be a smart, well maintained detached bungalow on a quiet cul de sac. It is all of these things but with so much more - the highlight of this property are the outstanding views from the rear. Far reaching, uninterrupted and taking in the scope of mountains and sea - simply stunning. Words fail to capture the beauty of the views - you simply have to visit and experience for yourself.

Internally the bungalow has 3 good sized bedrooms, modern kitchen diner, utility room, family bathroom and separate w.c. Living spaces are to the rear to take advantage of the position and beautiful light that envelopes the rooms. With all the practical necessities of daily life, and a positive balance between interior and exterior space, this special bungalow will appeal to most.

Please note that the construction of the property is classed as non standard and to this end those that require a mortgage to purchase will need to check with their lender.

Accommodation comprises: (all measurements are approximate)

Entrance door into

PORCH

1.05 x 1.23 (3'5" x 4'0")

Carpeted, uPVC entrance door, doors into:

ENTRANCE HALL

3.10 x 0.31 (10'2" x 1'0")

Carpeted

LOUNGE

5.00 x 3.62 (16'4" x 11'10")

Carpeted. feature fireplace with electric fire, two large uPVC windows with sea views, night storage heater

MAIN HALLWAY

5.34 x 0.94 (17'6" x 3'1")

KITCHEN

2.23 x 5.07 (7'3" x 16'7")

Stone flooring, floor-standing and wall-mounted units with modern dark wood doors. black worktops. double stainless steel sink and drainer with mixer tap. Hotpoint electric hob, Neff integrated oven & extractor hood, two large uPVC windows with sea views, night storage heater

UTILITY ROOM

1.40 x 2.39 (4'7" x 7'10")

Stone flooring, cupboard space, uPVC rear door to rear garden

W/C

0.74 x 2.29 (2'5" x 7'6")

Stone flooring, white W/C, handbasin, small uPVC window to rear

BEDROOM 1

4.13 x 3.20 (13'6" x 10'5")

Carpeted, night storage heater, uPVC window to front aspect

BEDROOM 2

4.09 x 2.70 (13'5" x 8'10")

Carpeted, night storage heater, uPVC window to front aspect

BEDROOM 3

3.33 x 3.08 (10'11" x 10'1")

Carpeted, night storage heater, uPVC window to front aspect

BATHROOM

3.28 x 1.70 (10'9" x 5'6")

Tiled floor, partially tiled walls, bath with overhead electric Triton shower, W/C, large sink, heated towel rail.

GARAGE

EXTERNAL

To the front of the property is a tiered, low maintenance garden, with mature planting.

Private driveway leads to single garage.

It is at the rear of the property where the WOW factor comes into play. With the benefit of new curved paved decking and glass balustrade overlooking the spectacular views of Pensarn Harbour, Shell Island and Cardigan Bay - with the added mountain views - it is a truly amazing place to sit and relax. Whether it be for entertaining during the summer months or star gazing during winter this will be your favourite place ever.

Steps down continue into lawned area with plenty of plants and shrubs for the gardener to enjoy.

LOCATION

The property is situated in Llanfair, a small and sought after location on the western coast of the Snowdonia National Park. Surrounded by unspoiled natural scenery, mountains and within walking distance of the beautiful beaches of Llandanwg and Harlech. Llanfair is 2 miles from Harlech, a World Heritage site and a popular resort town offering a range of facilities including small independent shops, restaurants, Post Office, schools, 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.

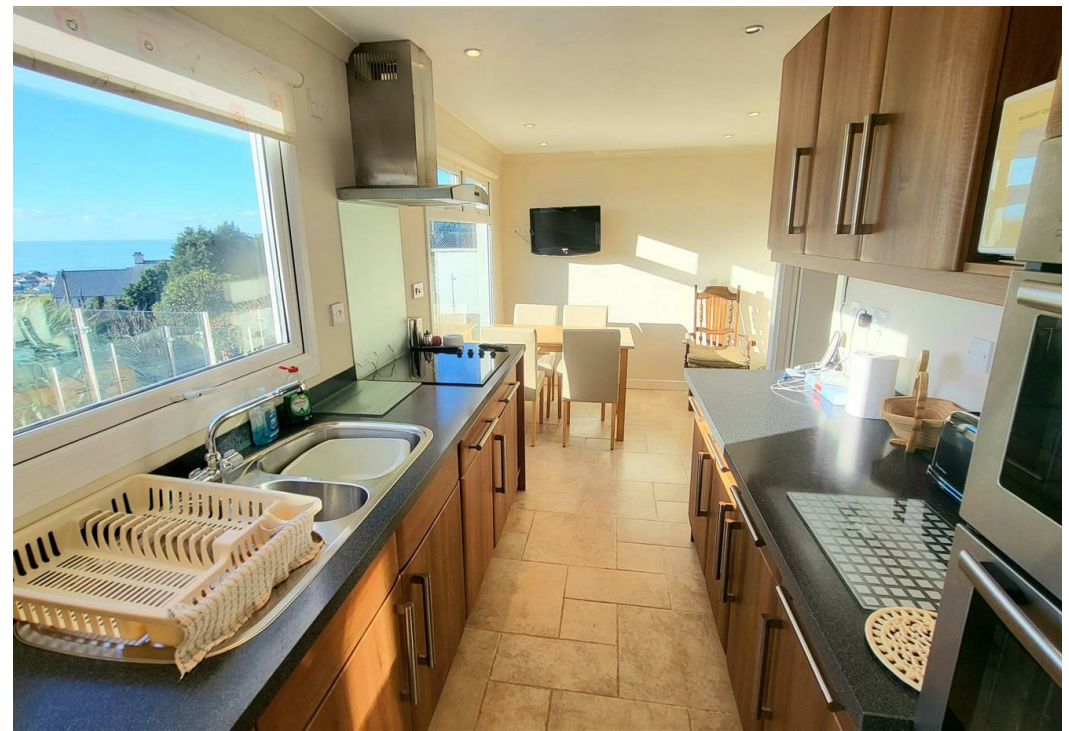
SERVICES

Mains water, drainage and electricity.

Gwynedd Council tax band D

Freehold property



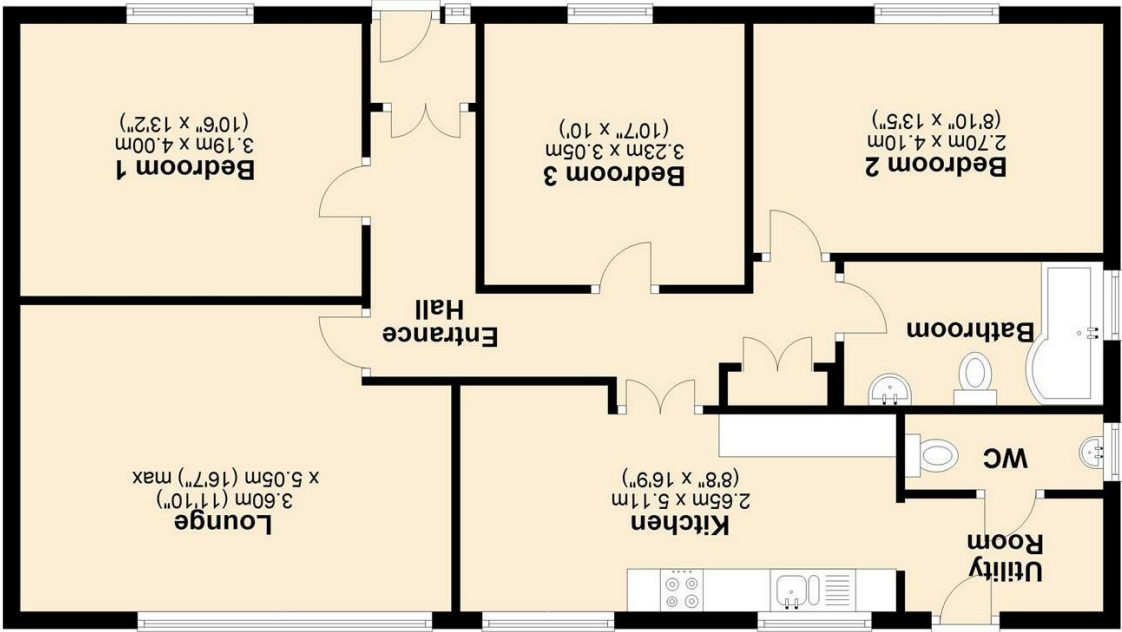




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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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9 Llanyn y Glodwr Llanelli Haverloch		Energy rating	Mid utility	18 December 2024
LL66 2NS		E	Current number	9808 3944 0202 4054 2004
Total floor area		Detached bungalow		
		84 square metres		

Energy performance certificate (EPC)

