



Tom Parry

Bodwrdda , Harlech, LL46 2SW

Auction Guide £130,000

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Why not buy your very own full sized doll's house for Christmas?

Nestled in the historic town of Harlech, this quaint two-bedroom house offers a delightful retreat for those seeking a blend of comfort and character. With far reaching views over neighbouring properties towards the sea, this beautifully renovated house features a cosy open fire, creating a warm and welcoming environment, ideal for those chilly evenings. Imagine curling up with a good book or enjoying a glass of wine by the fire, making it a perfect spot for relaxation. It may be compact but still comfortably sleeps 4 and benefits from a fully fitted kitchen and bathroom.

Harlech is renowned for its stunning scenery and rich history, with the iconic Harlech Castle just a stone's throw away. The area offers a variety of local amenities, including shops, cafes, and beautiful beaches, making it an ideal location for those who appreciate both nature and culture.

This charming house is a wonderful opportunity for anyone looking to embrace the enchanting lifestyle that Harlech has to offer. With its delightful features and prime location, it is sure to capture the hearts of many. Don't miss the chance to make this lovely property your new home.

Entrance door into : (all measurements are approximate)

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FIRST FLOOR

LOUNGE

3.4 x 3.62 (11'1" x 11'10")

Traditional wooden flooring, feature fireplace with open fire, uPVC windows to front and rear aspects, skylight window, dining area, electric consumer box within wooden casing, stairs leading to lower ground floor, open to

KITCHEN

2.47 x 2.26 (8'1" x 7'4")

Tiled flooring, floor standing and wall mounted units, Indesit electric hob, Hotpoint electric oven, space for 'fridge, double stainless steel sink and drainer with mixer tap, cupboard housing "Tempest" hot water boiler, uPVC window to side aspect.

BATHROOM

2.49 x 1.35 (8'2" x 4'5")

Tiled floor, partially tiled walls, white bathroom suite comprising bath with overhead shower, sink and W/C, uPVC window with modesty glass, electric wall heater.

LOWER GROUND FLOOR

BEDROOM 1

2.75 x 3.46 (9'0" x 11'4")

Carpeted, built-in wardrobes, feature beams to ceiling, window to rear aspect

BEDROOM 2

2.34 x 2.89 (7'8" x 9'5")

Carpeted, built-in wardrobes, feature beams to ceiling, window to side aspect

HALLWAY TO EXTERNAL DOOR

2.20 x 0.75 (7'2" x 2'5")

Carpeted floor, feature beams to ceiling, external uPVC door

EXTERNAL

Small outside space suitable for air drying facilities or compact seating space.

SERVICES

Mains water, drainage and electricity
Gwynedd Council tax band A
Freehold property







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.

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First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		16 G



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