



Tom Parry

Vaynol 8 Tryfer Terrace, Harlech, LL46 2YR

Auction Guide £170,000

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Welcome to Vaynol House, nestled in the heart of historic Harlech, Wales. This three-bedroom haven is a testament to resilience and renewal, having been lovingly rebuilt from the ground up after a fire, now boasting a harmonious blend of timeless charm and modern comforts.

Perched amidst the captivating landscapes of Harlech, Vaynol House treats its occupants to a symphony of breath-taking vistas. The cottage's elevated position provides panoramic views of mountains and estuary.

Step inside, and you'll be greeted by a seamless fusion of classic and contemporary design. The interior has been meticulously reimaged, harmonizing the cottage's historic essence with a fresh, inviting atmosphere. Original features have been thoughtfully integrated, capturing the essence of its heritage, while modern conveniences offer a luxurious and comfortable lifestyle.

The heart of the home is undoubtedly its spacious living area. A cosy stone fireplace stands as a reminder of the cottage's enduring history, creating an inviting focal point for relaxation and warmth during cooler months.

Vaynol Cottage boasts three bedrooms. The master bedroom, with its panoramic windows, invites the beauty of the outdoors inside, making it a peaceful sanctuary to wake up in. The additional bedrooms provide ample space for family, guests, or even a home office.

Accommodation comprises: (all measurements are approximate)

Entrance door into

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GROUND FLOOR

LOUNGE

4.20 x 5.99 (13'9" x 19'7")

uPVC "stable" style front door; wooden laminate flooring; 3 x uPVC windows, 2 x electric radiators; feature stone fireplace, door leading to

KITCHEN

3.37 x 2.93 (11'0" x 9'7")

Slate tiled floor; grey floor-standing and wall cupboards; wooden worktops, ceramic sink and modern mixer tap; "Lamona" glass hob; integrated oven; extractor hood; plumbing for washing machine; space for 'fridge; seating area underneath wooden stairs; 2 x uPVC windows; uPVC "stable" style door to rear of property, stairs leading to first floor

FIRST FLOOR

LANDING

1.80 x 3.06 (5'10" x 10'0")

Spacious area which could be used as a home office, carpeted; electric radiator; loft access, doors leading to

BEDROOM 1

3.03 x 4.08 (9'11" x 13'4")

Carpeted; 2 x uPVC windows with stunning views; electric radiator; uPVC door leading to stone steps fire escape.

BEDROOM 2

3.35 x 2.83 (10'11" x 9'3")

Carpeted; uPVC window with views; electric radiator.

BEDROOM 3

2.70 x 2.94 (8'10" x 9'7")

Carpeted; uPVC window; electric radiator.

BATHROOM

2.87 x 2.02 (9'4" x 6'7")

Modern white bathroom suite comprising rectangular bath with Triton overhead shower; sink; W/C; grey linoleum flooring; 2 x uPVC windows with modesty glass; cupboard housing Tempest hot water cylinder.

EXTERNAL

Stone steps lead to the front of the house.

To the side is an enclosed flagged area with steps leading up to the generous garden above. This is mainly laid to lawn with mature planting and trees. There are distant sea views and the summer house here is the ideal spot to sit and get away from it all.

On street parking

SERVICES

Mains water, drainage and electric.

Council Tax band C

Location

The property is located centrally in 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. Royal St David's golf course joins the sweeping panorama of the sand dunes of Morfa Harlech blue flag beach.

The Cambrian Coastline railway and local buses provide excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

ADDITIONAL INFORMATION

The cottage has been totally rebuilt and as such is fully compliant with all new building regulations. Certificates and paperwork will be provided.



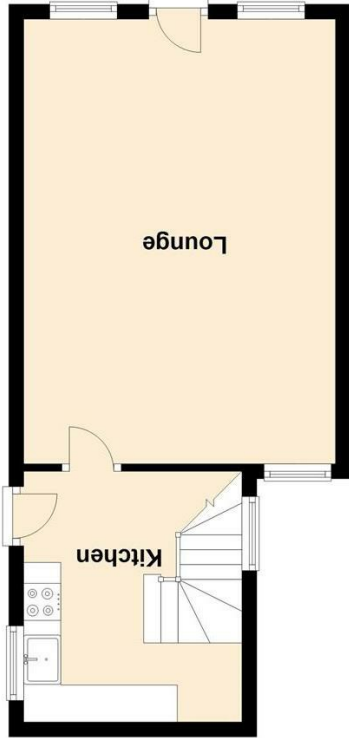




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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Ground Floor



First Floor

Energy Rating		Energy Rating	Valid until	28 June 2034
Energy Rating		F	Certificate number	0037-4528-8206-0000-9272
Property type		End-terrace house		
Total floor area		79 square metres		

Energy performance certificate (EPC)

