



# Tom Parry

Bennar Pentre'r Efail, Harlech, LL46 2YG

Offers in the region of £179,000



## Bennar Pentre'r Efail, Harlech, LL46 2YG

Nestled in the charming town of Harlech, this delightful 2-bedroom cottage is a true gem. Boasting perfect condition internally and externally with tasteful character, original features and charm throughout, this property offers a cosy and inviting atmosphere that will make you feel right at home.

Benefitting from a multi fuel burning stove, 2 good sized bedrooms and stylish bathroom, the cottage is perfect for those seeking a tranquil retreat. It is minutes from the town centre of Harlech, yet quietly tucked away from the hustle and bustle.

With its quaint appeal and small outside space, this house has the potential to be your first home, weekend getaway or permanent residence. No work is required and there is no onward chain. Parking is available on the street directly in front of the property for an added bonus.

Don't miss out on the opportunity to own a piece of Harlech's beauty - come and experience the warmth and comfort this lovely house has to offer.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### GROUND FLOOR

#### HALLWAY

Stairs leading to first floor, door leading to

#### LOUNGE

4.07 x 3.37 (13'4" x 11'0")

Slate flooring, feature inset log burning stove with slate hearth and stone surround, alcove cupboards, uPVC window to front, door leading to

#### REAR HALLWAY

1.88 x 1.03 (6'2" x 3'4")

Corridor to rear uPVC door, entrance to kitchen, pantry storage with space for fridge

#### KITCHEN

2.32 x 1.35 (7'7" x 4'5")

Slate flooring, cream floor standing and wall mounted units, natural wood work surfaces, tiled splash back, double stainless steel sink and drainer with mixer tap, integrated electric hob and oven, small uPVC window to rear

### FIRST FLOOR

#### LANDING

Carpet, doors leading to

#### BEDROOM 1

4.16 x 3.23 (13'7" x 10'7")

Carpeted, built-in cupboard, uPVC window to front aspect, electric wall heater.

#### BEDROOM 2

2.50 x 2.35 (8'2" x 7'8")

Carpeted, uPVC window to rear aspect, electric wall heater.

#### BATHROOM

2.99 x 2.16 (9'9" x 7'1")

Linoleum to floor, traditional yet contemporary style bathroom suite comprising freestanding claw-foot bath with AquaLisa shower over, W/C and sink

integrated into vanity unit, heated towel rail, double cupboards, window to rear aspect.

#### EXTERNAL

To the front of the property is a compact seating area - enough for morning coffee and watch the world go by.

A path at the side of the cottage leads to the rear of the property.

Two storage sheds.

#### SERVICES

Water and waste water, electric.

#### 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.









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.

Floor plan Awaited

EPC Awaited

