



Tom Parry

18 Parc Bron Y Graig Bron Y Graig, Harlech, LL46 2SR

£399,950

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Located on the edge of woodland, in the picturesque town of Harlech, 18 Parc Bron Y Graig is a stunning detached house that epitomises modern living. This beautifully crafted home - with the living spaces on the first floor - boasts a generous lounge with a bonus balcony, chic kitchen/diner, three spacious bedrooms and three well-appointed bathrooms, making it an ideal choice for families or those seeking extra space.

With a generous room sizes, the property offers a light and airy atmosphere, enhanced by the highest standard of fixtures and fittings throughout. The thoughtful design and craftsmanship is evident in every corner, creating a warm and inviting environment that is both stylish and functional. The property has ample storage facilities, modern heating and a newly fitted log burning stove.

The exterior of the house is equally impressive, featuring parking for two vehicles, ensuring convenience for residents and guests alike. A dramatic yet low maintenance garden sits to the rear. The surrounding area is tranquil, providing a perfect retreat while still being close to local amenities and the stunning beaches that Harlech is renowned for.

18 Parc Bron y Graig promises to meet all your needs. why not come and have a look for yourself?

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALLWAY

Engineered wooden flooring, ceiling spotlights, carpeted stairs to first floor, door into garage, doors into

BEDROOM 3

3.5 x 3.4 (11'5" x 11'1")

Window to front, fitted carpet, door leading to

EN-SUITE SHOWER ROOM

White contemporary suite comprising corner shower cubicle, low level W.C., wash hand basin, fully tiled walls, tiled floor, ceiling spot lights, shaving point and wall mirror

OFFICE/DRESSING ROOM

3.4 x 1.6 (11'1" x 5'2")

FIRST FLOOR

LANDING

Carpeted, central heating controls, two funnel ceiling lights, doors leading to

LOUNGE

4.8 x 5.2 (15'8" x 17'0")

Recently installed log burning stove, wall lighting, dual aspect windows to front, doors leading out onto

BALCONY

3.4 x 2.5 (11'1" x 8'2")

With elevated woodland views, glass surround

KITCHEN/DINER

4.6 x 3.5 (15'1" x 11'5")

Contemporary and stylish range of shaker style cream units with granite work surfaces and splashback, inset bowl sink, electric oven and hob with extractor hood above, integrated dishwasher and fridge freezer, ceiling spotlights, ceramic floor tiles and door leading to rear garden

BEDROOM 1

3.6 x 4.01 (11'9" x 13'1")

Fitted carpet, patio door leading to balcony, door leading to

EN-SUITE SHOWER ROOM

White suite comprising of corner shower unit, low level W.C., wash hand basin, fully tiled walls and floor, heated towel rail, shaving point and mirror

BEDROOM 2

4.2 x 3.2 (13'9" x 10'5")

Fitted carpet, window to rear

FAMILY BATHROOM

2.1 x 1.9 (6'10" x 6'2")

White suite comprising panelled bath with mixer shower and glazed screen, low level W.C., wash hand basin, fully tiled walls and floor, heated towel rail, shaving point, bathroom cabinet

EXTERNAL

To the front of the property is a private driveway with parking for 3 vehicles.

To the rear there is an unique terraced garden with feature rock backdrop. Steps lead from a paved patio with external lighting to a lawned garden and wildflower area and then continue to a wooden decking area providing elevated views of Harlech.

INTEGRAL GARAGE

5.4 x 4.00 (17'8" x 13'1")

Automatic up and over door, power points, hot water cylinder, space and plumbing for washing machine, fluorescent strip lighting

REAR STORAGE AREA

Large storage area which houses the Central heating system

SERVICES

Mains water, electricity and drainage
Council Tax band E

LOCATION

The property sits alongside woodland, minutes walk from 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.

Property type	
Detached house	
Total floor area	
120 square metres	
Energy rating	18 Parc Brony Graig
	LL46 2SR
Valid until	4 August 2030
	0677-2817-7085-2300-8835
Certificate number	
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