



Tom Parry

Golygfa Hyfryd Old Llanfair Road, Harlech, LL46 2SS

£445,000

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A property perfectly named. Golygfa Hyfryd meaning "beautiful views" - Breathtaking, panoramic, magnificent - words alone fail to capture the incredible views from this bungalow. Without any doubt the true highlight of this property is its unbeatable location - where the hustle and bustle of the world seems to pause - and stunning coastal vistas can be enjoyed from the comfort of your own home and garden.

Golygfa Hyfryd is a detached three bedroom bungalow brimming with light, space and potential. While the property is in excellent condition with generous room sizes and natural light, it presents an exciting opportunity for updating and personalisation, allowing you to create your dream living space tailored to your tastes. It currently boasts 3 generous bedrooms, kitchen/diner and lounge.

Externally the property sits within mature gardens to the front and rear - providing year round colour and interest. A single garage sits at the front of the property and there is a private driveway for off street parking.

Rarely do bungalows in this location come onto the market, offering so much opportunity in a setting so beautiful. Early viewings are highly recommended.

Accommodation comprises: (all measurements are approximate)

Entrance door into

ENTRANCE PORCH

Tiled floor, window to side, door into

HALLWAY

L shaped with fitted carpet, radiator, doors leading to

LOUNGE

5.15 x 3.70 (16'10" x 12'1")

Sliding patio doors to rear onto balcony with breath taking panoramic views over Cardigan Bay and beyond, feature stone fireplace with electric fire, radiator, fitted carpet

BEDROOM 1

4.52 x 3.62 (14'9" x 11'10")

Window to front aspect, fitted wardrobes and over head storage cupboard, dressing table with mirror above, fitted carpet, radiator

BEDROOM 2

4.22 x 3.40 (13'10" x 11'1")

Window to front aspect, fitted wardrobes, fitted carpet, radiator

BEDROOM 3

3.20 x 3.62 (10'5" x 11'10")

Window to rear aspect with stunning sea views, fitted carpet, radiator

KITCHEN/DINER

3.62 x 4.22 (11'10" x 13'10")

Fitted with a comprehensive range of wall and base units including 1 1/2 sink and drainer unit, laminate worktops, tiled splash back, tiled floor, space for fridge/freezer, electric cooker with double oven and grill and extractor hood above, wall mounted gas boiler, window to rear aspect with breath taking views, radiator, door to rear garden, door leading to

UTILITY ROOM

2.06 x 1.23 (6'9" x 4'0")

Space and plumbing for washing machine, window to side

BATHROOM

3.19 x 2.27 (10'5" x 7'5")

White suite comprising panelled bath with "Triton" shower above, wash hand basin with wall mounted mirror above, low level w.c., obscured window to front aspect, fully tiled walls, tiled floor, radiator, large storage cupboard

CLOAKROOM

Coloured suite comprising low level w.c. and wash hand basin, tiled floor, obscured window to side

EXTERNAL

Driveway leading to single garage.

Steps lead down to front entrance door through mature low maintenance garden.

To the rear of the property is an extended balcony with unbeatable panoramic views. Terraced garden with mature colourful planting.

LOCATION

The property sits secluded but not isolated, approximately 10/15 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.

ADDITIONAL INFORMATION

Freehold property

Gwynedd Council Tax Band E

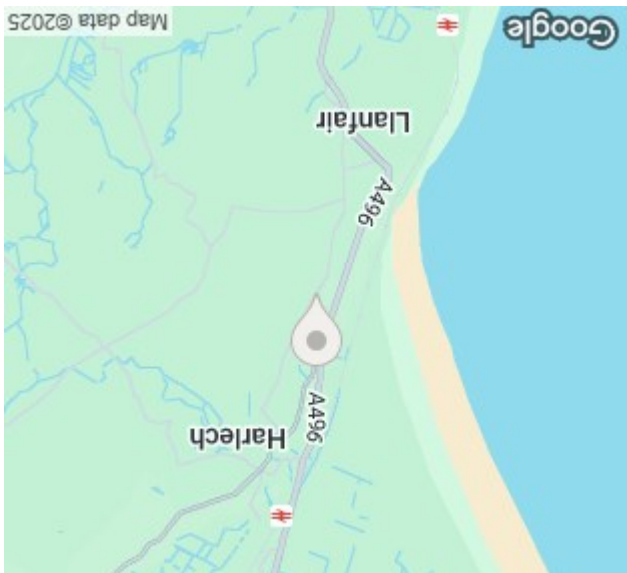






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

EPC Awaited



Floor plan Awaited

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.