



# Tom Parry

Meirionfa High Street, Harlech, LL46 2YB

£250,000

# Meirionfa High Street, Harlech, LL46 2YB

Meirionfa is a magnificent opportunity to acquire a large commercial space with the benefit of a living accommodation above - all conveniently located on the High Street of the Castle town of Harlech.

The commercial property, previously used as a take away, cafe and butchers shop, comprises 4 separate commercial spaces and a large cellar. Two of the spaces have the benefit of large street facing windows. The configuration of these rooms lends itself to a variety of uses - subject to relevant planning consents. The lower ground floor cellar is an excellent addition, providing further storage or preparation areas with direct access to outside.

The living accommodation above includes lounge, kitchen, bathroom, 2 bedrooms with the added bonus of a large attic space, perfect for an additional bedroom or living space. The flat is flooded with natural light and retains original features throughout.

To the rear of the property is an enclosed garden, garage/store room and off street parking for 3 vehicles.

Meirionfa is offering a unique lifestyle opportunity which rarely comes available - Carpe Diem!

Accommodation comprises:

Entrance door into

## COMMERCIAL UNITS

### FORMER TAKE AWAY

8.81 x 5.52 (28'10" x 18'1")

Previously ran as a fish and chip shop takeaway - large preparation and service areas

### PREPARATION ROOM

5.94 x 3.62 (19'5" x 11'10")

Accessed from main shop area with sink and wash hand basin

### REAR STORE ROOM

3.93 x 2.37 (12'10" x 7'9")

Stairs down to cellar, door leading to second shop area

### SHOP

4.54 x 3.33 (14'10" x 10'11")

Large display window to front

## LOWER GROUND FLOOR

### CELLAR

Sub divided into 3 rooms including walk in chiller and door leading to outside

## FIRST FLOOR

## RESIDENTIAL ACCOMMODATION

### HALLWAY

Stairs leading to second floor, window to side, doors leading to

### KITCHEN

4.57m x 3.05m (15 x 10)

Fitted with a range of wall and base units including sink and drainer unit, laminate worktops, integrated oven with hob above, wooden floor, two windows to rear

### LOUNGE

3.81 x 4.59 (12'5" x 15'0")

Wooden floor, feature log burning stove, two windows to front

### BEDROOM 1

3.82 x 3.08 (12'6" x 10'1")

Wooden floor, window to front

### BEDROOM 2

2.30 x 3.64 (7'6" x 11'11")

Window to rear

### BATHROOM

Fitted with 4 piece suite including panelled bath, low level w.c., wash hand basin, shower cubicle, window to rear

## SECOND FLOOR

### ATTIC ROOM

8.04 x 2.66 (26'4" x 8'8")

Suitable for use as an additional bedroom, living space with 2 skylight windows

### EXTERNAL

Driveway leading to side elevation providing parking for 3 vehicles.

Corrugated garage/store

Rear enclosed garden area.

## LOCATION

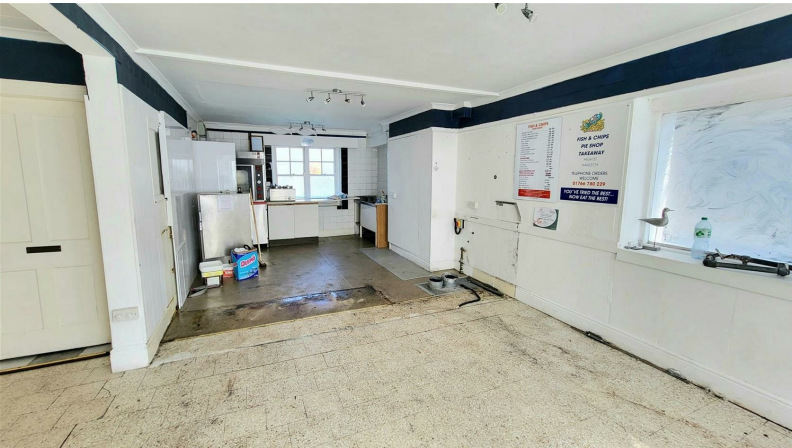
The property sits on the High Street in Harlech which boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park. 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

Residential accommodation -Gwynedd Council Tax Band A

The property has much potential for a variety of uses, subject to relevant planning approval.







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.

Floor plan Awaited

EPC Awaited

