



Tom Parry & C

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5 Llwyn Y Gadair, Harlech, LL46 2RS
Offers in the region of £274,950

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Location, location, location!

5 Llwyn y Gadair is a well maintained detached property on a quiet cul de sac in the desirable village of Llanfair. The bungalow benefits from outstanding views of Cardigan Bay, taking in the scope of mountains and sea - simply stunning.

With three spacious bedrooms, generous lounge/diner and two bathrooms, this property is ideal for families or those seeking a peaceful retreat. Add into the mix the large sun room to the front of the property with an abundance of natural light and space and you will be the envy of all.

The enclosed mature gardens surrounding the property offer a private oasis, ideal for enjoying the outdoors in a tranquil setting.

Currently run as a successful holiday let, the bungalow offers a unique family home, or alternatively income potential in an enviable location.

Accommodation comprises: (all measurements are approximate)

Entrance door into

ENTRANCE HALLWAY

"L" shaped hallway with doors leading to

LOUNGE/DINER

5.25 x 3.62 (17'2" x 11'10")

Sliding patio doors to front into sun room with stunning far reaching sea views over Cardigan Bay, window to side, serving hatch into kitchen, fitted carpet, door leading to

KITCHEN

4.5 x 3.2 (14'9" x 10'5")

Fitted with a range of wall and base units including space for cooker, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, tiled splash backs, 1 1/2 sink and drainer unit, laminate worktops, tiled floor, window to rear aspect, door leading to rear conservatory

REAR CONSERVATORY

4.02 x 1.99 (13'2" x 6'6")

Useful storage/ utility space, patio doors into garden, door leading to

SHOWER ROOM

Fitted suite comprising shower cubicle, wash hand basin with vanity cupboard below, low level w.c., tiled walls, heated towel rail, obscured window to rear

SUN ROOM

6.00 x 2.17 (19'8" x 7'1")

Accessed directly from lounge the sun room is a highlight of the property - the perfect spot in which to sit and soak up the views at any time of the year

BEDROOM 1

4.83 x 2.74 (15'10" x 8'11")

Window to front with stunning sea views, integrated wardrobes and storage, fitted carpet

BEDROOM 2

4.09 x 2.70 (13'5" x 8'10")

Window to rear aspect overlooking garden, fitted carpet

BEDROOM 3

3.17 x 2.36 (10'4" x 7'8")

Window to rear aspect overlooking garden, fitted carpet

BATHROOM

3.14 x 1.77 (10'3" x 5'9")

White suite comprising panelled bath with hand held shower above, wash hand basin with vanity unit below, low level w.c. with concealed cistern, separate shower cubicle, heated towel rail, tiled walls and floor, obscured window to rear

EXTERNAL

To the front of the property is a driveway leading up to single garage with power and lighting.

There is off street parking for several vehicles.

The garden to the front of the property is laid mainly to lawn with mature and colourful planting - with the added bonus of a large patio area for alfresco dining and star gazing during the winter months.

The generous garden leads to the rear of the property and once more is largely laid to lawn with mature trees and shrubs.

ADDITIONAL INFORMATION

Freehold property.

The property is of Non Standard Construction - believed to be prefabricated reinforced concrete. Buyers are advised to take this into account and be aware that it may not be possible to secure a mortgage against the building.

SERVICES

Mains water, drainage and electricity.

Gwynedd Council Tax Band D

LOCATION

The property is situated in Llanfair, a small village on the west coast of the Snowdonia National Park surrounded by unspoiled natural scenery, beaches and mountains and within walking distance of Llandanwg beach. Llanfair is 2 miles from Harlech, a World Heritage site and a popular resort town offering a range of facilities including shops, restaurants, Post Office, schools and petrol station. It also boasts a cliff top castle and the Royal St David's Golf club. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.



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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.

Total floor area		78 square metres	
Property type		Detached bungalow	
Valid until		16 September 2034	
Certificate number		0380-2045-8410-2704-1145	
Energy rating E			

