



Tom Parry

Lumway Fron Hill Estate, Harlech, LL46 2TD

£275,000

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Sitting in an elevated position in a highly sought after location of Llanfair, this delightful semi-detached bungalow at 6 Fron Hill offers a perfect blend of comfort and stunning natural beauty. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious open plan layout includes a large sunroom, which invites an abundance of natural light and provides a wonderful space to relax while enjoying the breathtaking sea views.

The bungalow is set within mature gardens, creating a serene outdoor environment that is perfect for gardening enthusiasts or simply enjoying the fresh air. The property is in fantastic condition, internally and externally, ensuring that you can move in with ease and start enjoying your new home right away.

For those with vehicles, the property offers driveway parking, adding to the convenience of this lovely home.

The property has been let out as a very successful holiday let cottage and currently benefits from the business rating in Gwynedd Council. To this end this property could continue to provide any new owner with a healthy income.

Whether you are looking to entertain guests or simply unwind in a tranquil setting, this bungalow is a rare find.

With its picturesque location, excellent decor and well-maintained features, this property is not to be missed.

Accommodation comprises: all measurements are approximate

Rear entrance door into

GROUND FLOOR

KITCHEN/DINER/LIVING ROOM

8.01 x 5.08 (26'3" x 16'7")

Open plan spacious layout with kitchen area comprising wall and base units, laminate worktops, sink and drainer unit, integrated electric oven with hob and extractor hood above, glass splashback, breakfast bar, vinyl flooring, dual windows to rear aspect overlooking garden -open into lounge area with feature fireplace, large storage cupboard, oversized picture window into sunroom, carpeted, double doors leading to

SUN ROOM

2.44 x 8.62 (8'0" x 28'3")

Running the entire width of the property is a large sunroom with panoramic breath taking views over Cardigan Bay, two radiators, vinyl flooring, door leading to front of property

BATHROOM

2.87 x 2.53 (9'4" x 8'3")

Fitted with contemporary suite comprising panelled bath with shower above and glazed screen, low level w.c., wash hand basin, partially tiled walls, vinyl flooring, chrome heated towel rail, obscured window to rear, loft access

BEDROOM 3

3.42 x 2.14 (11'2" x 7'0")

Window to side, fitted carpet, radiator

INNER HALLWAY

Doors leading to

BEDROOM 1

2.86 x 3.22 (9'4" x 10'6")

Window to rear, fitted carpet, radiator

BEDROOM 2

2.61 x 3.22 (8'6" x 10'6")

Window to side, large fitted wardrobe with sliding doors, radiator, fitted carpet

EXTERNAL

To the front of the property is a mature, low maintenance garden with off road parking for 2 vehicles.

A shared driveway leads to the rear to a delightful garden, rich in colour and planting to ensure all year round interest. The garden is in excellent order and includes a decked area for al fresco dining.

Oil tank and external boiler.

The garage has been subdivided into 2 sections for storage but could easily be converted back into a single space if required.

LOCATION

The property is situated in an elevated position in Llanfair, a small and sought after location on the western coast of the Snowdonia National Park. Surrounded by unspoiled natural scenery, mountains and within walking distance of the beautiful beaches of Llandanwg and Harlech. Llanfair is 2 miles from Harlech, a World Heritage site and a popular resort town offering a range of facilities including small independent 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.

SERVICES

Mains water, drainage and electricity.

Oil central heating.

ADDITIONAL INFORMATION

Semi detached property of standard construction.

Freehold.

Currently exempt from Gwynedd Council Tax as rated as a business for holiday letting.







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.

