



# Tom Parry

Castle Lodge Castle Square, Harlech, LL46 2YH  
Offers in the region of £369,950



# Castle Lodge Castle Square, Harlech, LL46 2YH

The very aptly named Castle Lodge invites you to indulge in its generous spaces, historical charm, original features and not least unrivalled views over the majestic Harlech Castle. Located in the heart of the town, the property is a traditional Welsh stone-built home brimming with comfort and charm. The stylishly decorated property features spacious rooms, a cosy log-burning stove, modern kitchen and three generously sized bedrooms. It is unrivalled in its location, and offers a profound connection to Harlech Castle - with a low maintenance outdoor space in which to sit and just marvel the view.

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

Castle Lodge is situated within walking distance of beaches, shops, cafes and Snowdonia's stunning scenery. An exceptional opportunity in a truly historic setting.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## GROUND FLOOR

### ENTRANCE HALL

5.33 x 1.36 (17'5" x 4'5")

Laminate flooring, radiator, uPVC door to external courtyard, leading to

### LOUNGE

4.52 x 6.50 (14'9" x 21'3")

Laminate flooring, feature corner position log burning stove, wall mounted radiator, original ceiling beams, uPVC window, staircase to first floor

### KITCHEN/DINER

4.44 x 3.52 (14'6" x 11'6")

Tiled floor. Comprehensive range of floor standing and wall mounted units, black marble effect worktops, stainless steel sink and drainer with mixer tap, LPG gas double "range" style cooker and extractor hood, mosaic tiles to wall underneath hood. Space for double freestanding fridge/freezer. Breakfast bar area.

### UTILITY

1.93 x 2.11 (6'3" x 6'11")

Space for washing machine and tumble drier, ample cupboard space and shelving.

### SNUG

4.51 x 4.26 (14'9" x 13'11")

Laminate flooring, uPVC double doors to rear outside patio, electric radiator.  
Door to:

### SHOWER ROOM

1.89 x 1.57 (6'2" x 5'1")

White suite comprising walk-inshower unit, W/C, wall-mounted sink.

## FIRST FLOOR

### LANDING

5.56 x 2.40 (18'2" x 7'10")

Carpeted, 2 x uPVC windows, doors leading to

### BEDROOM 1

4.30 x 4.28 (14'1" x 14'0" )

Carpeted, electric wall radiator, window seat at uPVC window with stunning views to Harlech Castle and Cardigan Bay beyond

### BEDROOM 2

4.09 x 4.38 (13'5" x 14'4")

Carpeted, feature stone walls, uPVC windows to front and side aspects, electric radiator.  
uPVC external door to stone steps to courtyard

### BEDROOM 3

2.66 x 2.24 (8'8" x 7'4")

Carpeted, "Velux" window to ceiling, flat-panel electric radiator

### BATHROOM

Carpeted "L-shaped" corridor leading to main bathroom comprising white suite of panelled bath with shower above and glazed screen, low level w.c., wash hand basin, partially tiled walls, vinyl flooring

### EXTERNAL

A key highlight of the property is the attractive paved walled courtyard with the jaw dropping views over Harlech Castle. The space is low maintenance where style and colour can be added by potted flowers and shrubs. There is a single gate to the rear with access to Castle Square and double gates to front with parking for 2 vehicles.

### SERVICES

Electricity  
Mains water, waste water

### LOCATION

Nestled in the heart of Harlech, the town 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 Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

### MATERIAL INFORMATION

Stone built construction under slate roof  
Currently used as a second home and holiday-let  
Tenure - Freehold.  
Gwynedd Council Tax band C



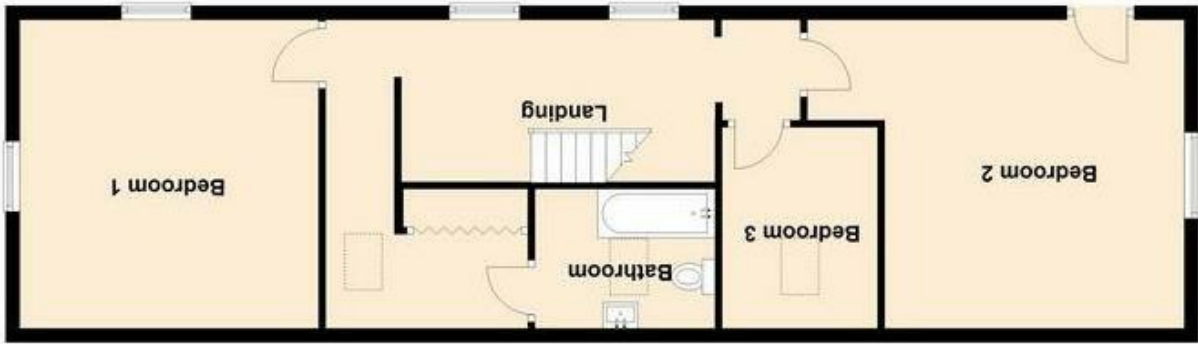






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Ground Floor

First Floor

Energy performance certificate (EPC)			
Energy rating	F	Energy rating	F
Valid until	20 September 2035	Valid until	20 September 2035
Current number	2300 7924 0922 6527 3853	Current number	2300 7924 0922 6527 3853
Property type			
Semi-detached house			
Total floor area			
143 square metres			

