



Tom Parry

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

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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







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.

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Energy performance certificate (EPC)	
Category	Band F
Energy rating	116 E27
Gas safe engineer number	20 September 2023
Central heating engineer number	2000 7921 0922 6927 3853
Gas safe unit	20 September 2023
Gas safe logon	116 E27
Gas safe certificate number	20 September 2023
Total floor area	143 square metres
Property type	Small-detached house

