



# Tom Parry

Cambrian House High Street, Harlech, LL46 2YA  
Offers in the region of £185,000



## Cambrian House High Street, Harlech, LL46 2YA

Croeso/Welcome to Cambrian House, a stylish and contemporary first-floor flat located on the desirable High Street of Harlech. This impressive property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. With a generous living and sleeping areas, the flat is spacious and calm, creating a welcoming atmosphere throughout.

As you step inside, you will immediately notice the character and charm that this flat exudes. The thoughtful design and modern finishes ensure that it meets the needs of today's discerning buyers while retaining a sense of warmth and homeliness. The living areas are designed to maximise natural light, providing a bright and airy environment that is perfect for relaxation or entertaining guests.

Situated above a delightful delicatessen, residents will enjoy the convenience of having local amenities right at their doorstep. While the property does not include outside space, the vibrant surroundings of Harlech offer plenty of opportunities for outdoor activities and exploration.

This flat is not just a home; it is a lifestyle choice, combining modern living with the charm of a historic town. Whether you are looking to invest or seeking a new place to call home, this property is sure to impress. Don't miss the chance to experience the unique blend of comfort and convenience that Cambrian House has to offer.

### FIRST FLOOR

Steps to the side of the property lead to

#### KITCHEN/DINER

4.37 x 4.41 (14'4" x 14'5")

Solid wooden flooring, electric storage heater, fitted range of eye-level and floor-standing units with oak worktops, space for washing machine, integrated electric oven with hob and extractor hood above, composite sink and drainer unit with mixer tap, tiled splashbacks, window to side aspect with far reaching mountain views, door to inner hallway

#### INNER HALLWAY

5.73 x 1.80 (18'9" x 5'10")

Access to loft area which potential could provide additional living space, electric storage heater, doors leading to

#### LOUNGE

4.91 x 4.98 (16'1" x 16'4")

Carpeted, recessed windows to front and side aspects with far reaching views over Snowdonia Mountain Range, feature stone fireplace with log burning stove, alcove shelving, electric storage heater

#### BEDROOM 1

3.00 x 4.07 (9'10" x 13'4")

Window to front, solid wooden flooring, feature cast iron fireplace, alcove shelving

#### BEDROOM 2

3.00 x 4.07 (9'10" x 13'4")

Fitted carpet, window to rear, full height airing cupboard housing hot water cylinder

#### BEDROOM 3

1.97 x 2.86 (6'5" x 9'4")

Window to front, fitted carpet

#### BATHROOM

3.10 x 1.61 (10'2" x 5'3")

Fitted with suite comprising panelled bath with electric "Triton Reba" shower above, low level w.c.,

wash hand basin with cupboards below, fully tiled walls, electric storage heater, obscured window to side

#### EXTERNAL

Steel steps from street level to entrance door

#### SERVICES

Water and waste water, electricity

#### MATERIAL INFORMATION

Leasehold property with 963 years remaining.

Annual lease cost £50

Stone construction.

Property currently being used as a successful holiday let.

#### LOCATION

The property is situated on the High Street in the town of 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.











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.

