



# Tom Parry

21 Ystad Castell Morfa, Harlech, LL46 2GA

£175,000

## 21 Ystad Castell Morfa, Harlech, LL46 2GA

Welcome to this charming property located in the picturesque Ystad Castell Morfa in Harlech. This delightful house boasts 2 cosy bedrooms, perfect for a small family or as a peaceful retreat for a couple, a spacious lounge/diner and kitchen which opens directly into a conservatory and private enclosed rear garden.

Situated in a serene location, this property offers a tranquil escape from the hustle and bustle of everyday life. The house features ample parking with the addition of a separate garage, ensuring that you never have to worry about finding a spot after a long day out.

Presented to a very high standard throughout the property requires no work and new owners can just move in and enjoy their new relaxed lifestyle.

The property is situated in Lower Harlech and is within walking distance of all local amenities including convenience store, public transport links, primary and secondary schools and the beautiful stretch of golden sands which are Harlech beach.

In short this is everything you could want or need in a 2 bedroom home.

Accommodation comprises : (all measurements are approximate)

### GROUND FLOOR

#### ENTRANCE PORCH

0.95 x 1.15 (3'1" x 3'9")

Tiled flooring, uPVC external door, storage cupboard, wood and glass door into:

#### LOUNGE

4.78 x 3.29 (15'8" x 10'9")

Laminate flooring, uPVC window to front aspect

#### KITCHEN

3.28 x 3.67 (10'9" x 12'0")

Laminate flooring, cream eye-level and floor-standing units with grey worktops, Beko integrated electric oven, Beko integrated electric hob, Cooke and Lewis extraction unit, spaces for washing machine and 'fridge/freezer, 2 x wine racks, composite sink and drainer with mixer taps, uPVC window to conservatory, door into:

#### CONSERVATORY

2.95 x 2.73 (9'8" x 8'11")

Tiled flooring, door to rear garden

### FIRST FLOOR

#### LANDING

2.84 x 100 (9'3" x 328'1")

Carpeted, doors to bedrooms and bathroom

#### BEDROOM 1

3.13 x 3.30 (10'3" x 10'9")

Carpeted, uPVC window to front aspect

#### BEDROOM 2

2.56 x 3.29 (8'4" x 10'9")

Carpeted, uPVC window to rear aspect

#### BATHROOM

2.47 x 1.80 (8'1" x 5'10")

Linoleum flooring, cream bathroom suite comprising W/C, pedestal sink, bath with "Triton Cara" shower with modern black fittings, Dimplex wall heater.

### EXTERNAL

Garden with parking to front, privated fenced garden to rear.

### LOCATION

The property is based in lower Harlech and within walking distance to all amenities including the beautiful beach. Harlech 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.

### SERVICES

Water and waste water, electricity.

### MATERIAL INFORMATION

Standard construction

Freehold property

Gwynedd Council tax band B

Permanent home status for Article 4 purposes.







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.

