



Tom Parry

Caerhirfryn , LLanfair, LL46 2SU

£375,000

Caerhirfryn , LLanfair, LL46 2SU

Tom Parry are proud to present Caerhirfryn - a detached 2 bedroom bungalow built in 1993 by a local builder of the highest reputation for quality and craftsmanship.

All rooms are spacious and light. The large lounge/dining room boasts a wonderful seating area - looking through the large picture windows over the garden. Move into the Sun room and the views get better! Updated windows to UPVC allow us to take in the whole of the Cardigan Bay and beyond - there is nowhere better to spend either a summer's evening or a cold winter night than here just admiring the ever changing scenery.

The kitchen leads into a useful utility space and the bungalow boasts 2 generous bedrooms, one with en-suite.

Externally the bungalow continues to impress - with beautifully thought out gardens and planting. A large detached garage and workshop add to the space and there is parking for several vehicles.

The property is located in the most sought after location - with panoramic views, beautiful beaches and countryside within walking distance and the Castle town of Harlech just a 5 minute drive away.

This is not just any bungalow - it is Caerhirfryn and it is the complete package.

Accommodation comprises:

All measurements are approximate

ENTRANCE HALLWAY

3 Large storage cupboards, one housing hot water cylinder, cork flooring, electric storage heater, doors leading to

KITCHEN

3.28 x 3.16 (10'9" x 10'4")

Fitted with a range of wall and base units with laminate worktops, including 1 1/2 sink and drainer unit, integrated electric double oven and grill with hob and extractor hood above, tiled splash back, window to front, dining area, cork flooring, door leading to

UTILITY ROOM

3.18 x 1.99 (10'5" x 6'6")

Space and plumbing for washing machine, "Belfast" sink, tiled floor, door leading to outside

LOUNGE

8.51 x 3.85 (27'11" x 12'7")

Generous living and dining spaces with large windows overlooking gardens and sea views beyond, fitted carpet, two electric storage heaters, door leading to

SUN ROOM

3.29 x 2.60 (10'9" x 8'6")

Beautiful far reaching views over Cardigan Bay and beyond, cork flooring, electric wall heater, uPVC double glazed windows

BEDROOM 2

4.17 x 3.07 (13'8" x 10'0")

Window to rear with sea views, fitted carpet, electric wall heater, integrated double wardrobes

BEDROOM 1

3.06 x 5.42 (10'0" x 17'9")

With beautiful sea views to the rear, integrated wardrobes, fitted carpet, electric wall heater, door leading to

EN-SUITE SHOWER ROOM

1.95 x 2.25 (6'4" x 7'4")

Accessible shower cubicle with "Mira" shower, low level w.c., wash hand basin, chrome heated towel rail, fully tiled walls, obscured window to side

BATHROOM

2.05 x 2.97 (6'8" x 9'8")

Fitted with suite comprising panelled bath with shower above, low level w.c., wash hand basin with storage cupboards below, chrome heated towel rail, fitted carpet, fully tiled walls, obscured window to front

EXTERNAL

To the front of the property is an impressive paved driveway with parking for a minimum of 3 cars including larger vehicles such as a camper van, caravan etc. This leads to a detached garage (5.20m x 3.12m). To the side of the garage is a separate workshop measuring 5.20m x 1.75m with 2 windows to the side.

The total gardens surrounding the bungalow are a credit to the vendor with mature and thoughtful planting. The garden is a perfect example of contemporary styling externally with a blend of textures, stone walling and colour. The views from here are breath taking - taking in the vistas of Cardigan Bay and beyond.

LOCATION

The property is situated in Llanfair, a small village on the west coast of the Snowdonia National Park surrounded by unspoiled natural scenery, beaches and mountains and within walking distance of Llandanwg beach. Llanfair is 2 miles from Harlech, a World Heritage site and a popular resort town offering a range of facilities including 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

MATERIAL INFORMATION

Freehold property of standard construction.

Gwynedd Council tax band E

Main residence







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.

