



# Tom Parry

Maes Mwyn , Harlech, LL46 2SB

£284,500

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Introducing a charming two-bedroom detached bungalow nestled in the heart of the highly sought-after location of Llandanwg, offering the perfect blend of tranquillity and scenic beauty close to the beach. This delightful property boasts generously sized rooms, filled with light, and has far reaching views over the surrounding countryside and Cardigan Bay beyond. The bungalow also features a convenient garage and ample parking on a private driveway. The property is in need of modernisation - but is in good condition, requiring only some flair and imagination to fulfil it's potential.

The property is located minutes walk from the pretty beach, scenic walks, nearby Pensarn Harbour, beachside café and church. Llandanwg has a railway station served by the Cambrian Coastline railway which offers links to local towns, the midlands and beyond. It's also close to the castle town of Harlech, a popular resort offering a range of facilities including shops, schools, swimming pool, petrol station and the Royal St David's Golf Club.

The Accommodation comprises: (all measurements are approximate)

Entrance door into

## ENTRANCE PORCH

1.31 x 1.87 (4'3" x 6'1")

with Terrazzo tiled floor, door leading to

## HALLWAY

5.41 x 1.33 (17'8" x 4'4")

Fitted carpet, airing cupboard housing hot water cylinder, radiator, doors leading to

## LOUNGE

4.10 x 5.16 (13'5" x 16'11")

Dual aspect windows to front and side with far reaching views over surrounding countryside and beach beyond, feature open fireplace with tiled hearth and surround, 2 radiators, fitted carpet, serving hatch through to kitchen

## KITCHEN

3.02 x 3.88 (9'10" x 12'8")

Fitted with a range of wall and base units including single sink and drainer unit, space and plumbing for washing machine, space for electric cooker, free standing Worcester boiler, laminate worktops, serving hatch to lounge, window to front with far reaching views, door to outside

## BEDROOM 1

4.40 x 3.56 (14'5" x 11'8")

Window to side with far reaching views, fitted carpet, radiator

## BEDROOM 2

4.40 x 3.53 (14'5" x 11'6")

Window to side, fitted carpet, radiator

## SHOWER ROOM

1.83 x 2.51 (6'0" x 8'2")

Contemporary suite comprising large walk in shower, wash hand basin with vanity unit below, low level w.c., heated towel rail, tiled walls, obscured window to side

## EXTERNAL

Slate steps lead up to a concrete path and the front entrance door.

A private driveway on the other side of the property leads to a single detached garage with up and over door.

To the rear is a pathway and oil tank.

To the front is a mature garden, rich in planting with various shrubs and flowers.

## SERVICES

Mains water, drainage and electricity.

Gwynedd Council tax band D





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.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

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|----------------------------------------------|--------------------------------------|----------------------------------------------------------|
| <p>Mass. Map'n<br/>HARLEIGH<br/>LL66 298</p> | <p>Energy rating</p> <p><b>D</b></p> | <p>Certificate<br/>number: 2157-9329-6309-02-26-2292</p> |
| <p>Valid until: 17 November 2023</p>         |                                      |                                                          |

