



Dol Aur  
Harlech || LL46 2SS

£575,000

**MONOPOLY**  
BUY ■ SELL ■ RENT







# Dol Aur

Harlech || LL46 2SS

A beautiful spacious and stylish 4 bedroom family home with incredible expansive sea views in an outstanding enviable location in Upper Harlech.

The current owners have carried out a comprehensive improvement programme to this much loved property which now benefits from 4 double bedrooms (3 with en-suites), ground floor W/C, large conservatory plus garden room and outdoor studio/annex all set in a lovely plot with sun terrace to the front and patios and lawn to the rear.

There is a lovely spacious living room with dual windows providing expansive sea views and a cosy log burning stove in feature fireplace. The spacious and light accommodation on the ground floor continues with a dining room and conservatory to the rear and a contemporary kitchen with large Rangemaster cooker and breakfast bar. There is an enviable walk in pantry plus large utility/laundry room. On the first floor the front facing bedrooms have incredible expansive sea views and the rear ones look out to the gardens.

In addition there is a garden room with en-suite perfect as an overflow annexe for family accommodation and a further outdoor sun room/studio with home gym. There is plentiful parking with further gardens and sea view terrace to the front. The garage has been converted to accommodation and could easily be reinstated.

We recommend booking a viewing to fully appreciate the quality of accommodation on offer and the wonderful location of this special property which will make new owner's a fabulous coastal home.

- Detached house with spectacular sea views
- Lawn and sun terraces
- 4 bedrooms, 4 bathrooms
- Spacious lounge with log burner and sea views
- Large dining room and conservatory
- Family kitchen with Rangemaster oven
- Two garden rooms
- Popular Upper Harlech location, walking distance of High Street, Castle and beach
- Much improved by current owners
- Immaculately presented





### Entrance Hall

Light and welcoming with parkay wood flooring and doors off to cloakroom, kitchen and living room. Stairs rise to the first floor.

### Living Room

19'8" x 13'9" (6 x 4.2)

A spacious living room with breathtaking sea views from the dual aspect windows looking out to the front. Looking back inwards there is a large wood burning stove on slate hearth with stone surround and mantle and feature stone wall chimney breast. A door leads to the dining room.

### Dining Room

11'9" x 9'6" (3.6 x 2.9)

Opening into the conservatory and leading to the kitchen, this lovely room looks over the garden and has space for dining table and chairs or a lovely space to relax and enjoy the garden views.

### Kitchen

15'1" x 10'2" (4.6 x 3.1)

With a range of contemporary wall and base units including breakfast bar and stools. There is a double drainer white ceramic sink in front of the window to the garden and a large Rangemaster dual fuel stove perfect for entertaining the family and the adjacent dining room is ideally located. There is space for a fridge freezer. Slate effect tiled floor, tiled splash backs and a door to the garden and doorway to the large walk in pantry.

### Walk In Pantry

7'2" x 3'4" (2.2 x 1.04)

With shelving and plentiful storage space including room for another fridge freezer and window to the rear.

### Utility Room

7'6" x 5'10" (2.3 x 1.8)

A large room with tiled floor and space and plumbing for 2 washing machines, a tumble drier and an additional freezer.

### Ground Floor Cloakroom

5'2" x 6'10" (1.6 x 2.1)

Off the entrance hall with low level WC and hand basin. Hooks and storage for boots and coats and a useful cupboard. With a tiled floor and part tiled walls and window to the side.

### Principal Bedroom

18'0" x 10'9" (5.5 x 3.3)

With dual aspect windows providing incredible expansive sea views to the front, this room is currently configured as a twin and benefits from a large en-suite.

### En-suite to Principal Bedroom

8'6" x 3'11" (2.6 x 1.2)

With white suite comprising of low level WC, hand basin, quadrant shower cubicle and heated towel rail.

### Bedroom 2

13'1" x 9'10" (4 x 3)

A further large double bedroom with lovely sea views from the window to the front and en-suite.

### En-suite to Bedroom 2

8'2" x 3'7" (2.5 x 1.1)

With white suite comprising of low level WC, hand basin, heated towel rail and large walk in shower cubicle.

### Bedroom 3

10'9" x 9'10" (3.3 x 3)

With window overlooking the garden, built in wardrobe space and doorway to the Jack and Jill bathroom.









### **En-Suite Bedroom 3**

4'11" × 2'11" (1.5 × 0.9)

A Jack and Jill bathroom is en-suite to bedroom 3 which also can be accessed from the landing and so can also service bedroom 4. This stylish bathroom has a low level WC, hand basin and bath with shower over. It has a fully tiled floor, part tiled walls, heated towel rail and two obscure windows.

### **Bedroom 4**

9'4" × 10'9" (2.85 × 3.3)

To the rear with a window over looking the garden and plentiful storage space from two walls of built in wardrobes.

### **Garden Room**

14'1" × 9'10" (4.3 × 3)

This room has been created from the original garage and is now a lovely space benefitting from double glazing, heating, wood effect laminate flooring and an en-suite shower room. With access to the garden this is an ideal space for overflow family accommodation or a home office with space for and facilities for tea and comfort breaks on hand!

### **En-suite to Garden Room**

9'10" × 3'11" (3 × 1.2)

With low level WC, hand basin, walk in shower cubicle and heated towel rail.

### **Sun Room/Gym/Studio**

9'10" × 9'10" (3 × 3)

This large timber framed room has a concrete floor, rubber roof, power and French doors opening to the garden. Currently configured as a home gym but would suit a multitude of uses for those with hobbies or just desiring a quiet space to relax.

### **Exterior**

To the front a driveway leads to ample parking, the drive extends to the side of the property where there is more parking available. There is a raised sea view terrace to the front with block paved and blue slate chipped patio which is perfect for soaking up the views and especially the spectacular sunsets this coast is famous for.

To the rear there is a large patio and decking area with balustrade leading onto a lawn, plus the garden room, the sun room and also space and power for a caravan.

### **Additional Information**

The property is connected to mains electricity, water and drainage. It is fully double glazed and heating is electric supplemented by the wood burning stove.

### **Harlech and its Surrounds**

The stunning golden sands of Harlech beach are just a 20 minute walk away. Dol Aur is well placed within walking distance to the local facilities such as the railway station, shops, pubs, buses, medical centre and schools.

Harlech is in the heart of the Snowdonia National Park famous for its World Heritage listed castle. It has astonishing views across Tremadog Bay to the Llyn Peninsula and one of the most picturesque golden sandy beaches in Wales. It has recently been given the accolade of having the second steepest street in the world at Ffordd Pen Llech is less than 2 minutes walk from the property.

Harlech has a wealth of traditional architecture, shops and restaurants. It also boasts the internationally renowned Royal St David's links golf course. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more





shops and large supermarkets. At least two of the large national supermarkets have a delivery service to Harlech.

The Rhinog mountain range provides the spectacular backdrop to the town which is one of the most rugged and remote terrains to be found in Wales. The mountains and hills provide hiking and walking opportunities for all ranges of abilities.



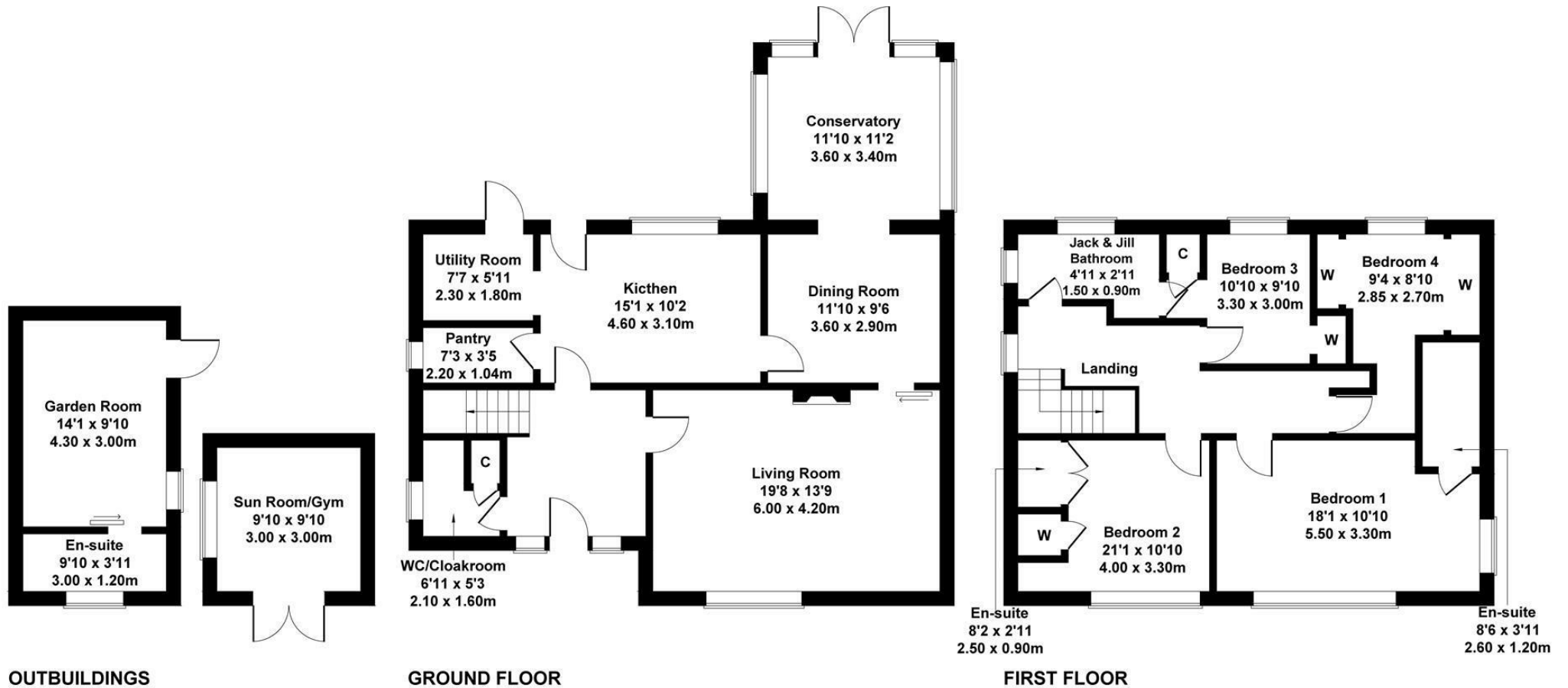






# Dol Aur Harlech

Approximate Gross Internal Area  
2002 sq ft - 186 sq m



Not to Scale.  
For Illustrative Purposes Only.

## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

| Energy Efficiency Rating                    |                         |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |         |
|---|-------------------------|---------|---|-------------------------|---------|
| Very energy efficient - lower running costs | Current                 | Maximum | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Maximum |
| (92-100) A                                  |                         |         | (82-91) A   |                         |         |
| (81-91) B                                   |                         |         | (61-81) B   |                         |         |
| (69-80) C                                   |                         |         | (50-60) C   |                         |         |
| (55-68) D                                   |                         |         | (35-49) D   |                         |         |
| (39-54) E                                   |                         |         | (21-34) E   |                         |         |
| (21-38) F                                   |                         |         | (11-20) F   |                         |         |
| (1-20) G                                    |                         |         |   |                         |         |
| Not energy efficient - higher running costs |                         |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |
| England & Wales                             | EU Directive 2002/91/EC |         | England & Wales   | EU Directive 2002/91/EC |         |













1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS  
01341 475000 | [gwynedd@monopolybuysellrent.co.uk](mailto:gwynedd@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**  
BUY ■ SELL ■ RENT