



4 Ffordd Gwylan Bach

Harlech || LL46 2GZ

£285,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Standing out from the crowd, this spacious 3 bedroom bungalow has been newly tastefully modernised to result in attractive contemporary decor throughout and the creation of a superb semi open plan kitchen/ lounge / diner, perfect for modern tastes and living.

With en-suite to the principal bedroom, a spacious garage and large driveway parking for several cars and patio doors to the attractive enclosed rear garden, this property will suit every taste and is perfect as a family home, retirement dream or coastal get away.

The location is ideal, situated on a quiet cul-de-sac location with an flat easy walk to all the amenities of Lower Harlech and the beautiful sandy beach. Within just a few minutes walk are the local shops, pubs, medical centre, school and transport links.

There is new flooring and carpeting throughout. It is also fully double glazed with oil fired central heating.

We recommend booking an appointment to view to fully appreciate all this property has to offer.

- Contemporary beautifully modernised large bungalow in sought after location
- 3 bedrooms - one with en-suite
- Superb semi open plan kitchen/diner/lounge
- Spacious garage and very large driveway
- Patio doors to enclosed garden
- Walking distance of coastal village amenities and sandy beach
- Quiet cul-de-sac location
- Newly laid carpets and flooring throughout
- Fully double glazed with oil fired central heating



Entrance Porch

With doors off to the integral garage and into the house.

Living Space

24'8" x 18'1" (7.52 x 5.53)

A large living space semi open plan to the kitchen and with patio doors opening to the patio and garden beyond. Newly carpeted with a contemporary entertainment wall with recessed slot for flatscreen tv, modern electric fire with LED colour changing feature and lit recessed display alcoves.

Kitchen Area

Statement kitchen with white quartz work surfaces, large breakfast bar and a generous range of grey base and wall units. There is an integrated double oven, large induction hob with extractor over, integrated dishwasher and space for large fridge freezer. Semi open plan to the lounge, there is a window to the side and wood effect laminate flooring.

Principal Bedroom

12'7" x 9'6" (3.86 x 2.9)

A spacious double with window to the front and built in wardrobe. A door leads to the en-suite.

En-Suite Principal Bedroom

7'6" x 4'3" (2.3 x 1.3)

Very attractive with contemporary suite comprising of low level WC, hand basin in vanity unit, walk in shower with modern black enclosure and heated towel rail. Tastefully co-ordinated with marble effect white and grey tiling. Obscured window to the side.

Bedroom 2

11'5" x 10'5" (3.50 x 3.2)

A spacious double with window to the front.

Bedroom 3

11'5" x 7'0" (3.5 x 2.15)

With window to the side.

Family Bathroom

9'9" x 5'3" (2.98 x 1.61)

Extremely tasteful and well presented with contemporary white suite comprising of low level WC, hand basin in vanity unit and feature curved edge bath. Beautifully tiled with marble effect wall tiles and grey floor tiles. There is a heated towel rail and obscured window to the side.

Garage/Workshop and Driveway

The attached garage has access from the entrance porch as well as an up and over door off the driveway and pedestrian door to the rear. It has light, power sockets and plumbing. There is driveway parking for up to 4 cars in addition to the garage space.

Gardens

To the front there is a lawn and to the rear, a lovely enclosed garden with newly laid patio area in front of the patio doors to the lounge. The rest of the garden is laid mainly to lawn with mature trees, bushes and shrubs.

Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed with oil fired central heating.

Harlech and its Surrounds

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.

Harlech has a wealth of traditional architecture,





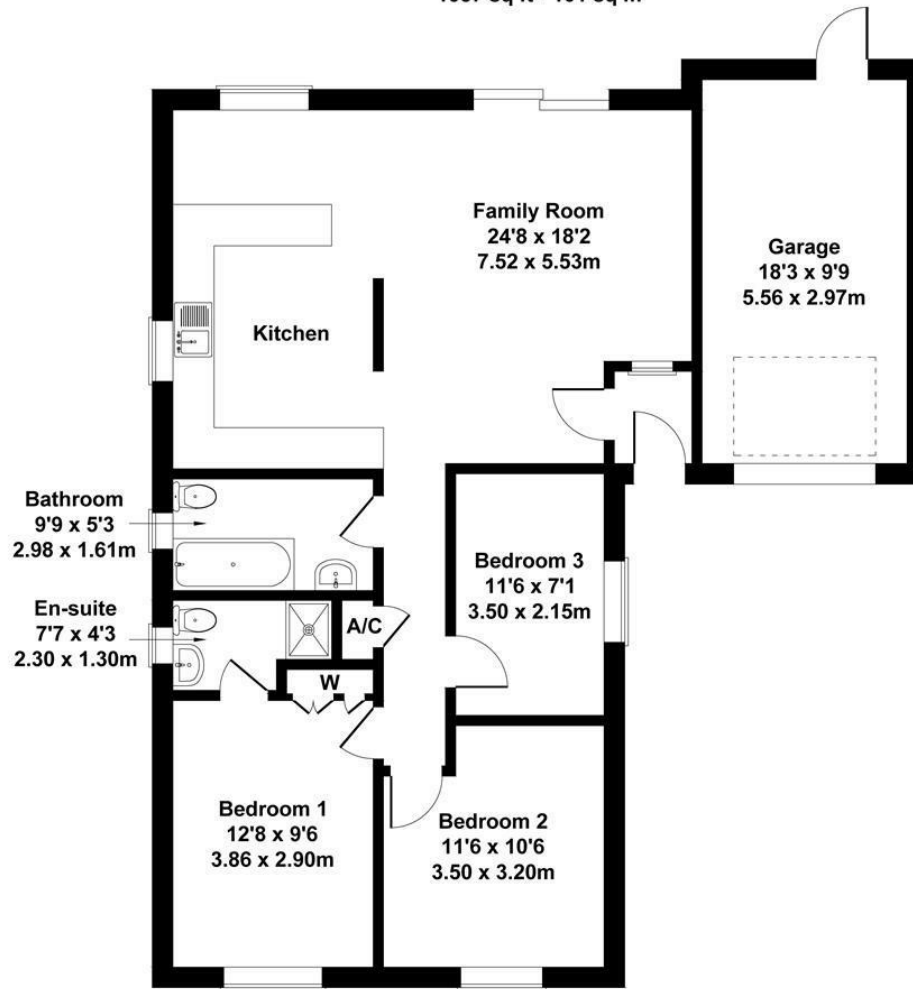
shops and restaurants. Not only having stunning golden sands Harlech boasts superb local facilities such as the railway station, shops, pubs, buses, medical centre and schools. It also boasts the internationally renowned Royal St David's links golf course. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets.

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.



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Approximate Gross Internal Area
1087 sq ft - 101 sq m

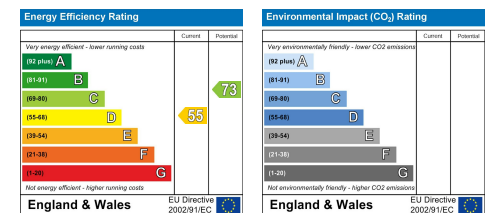


Not to Scale. Produced by The Plan Portal 2023
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing 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.







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