



Morlais

Harlech | Merionethshire | LL46 2SG

£215,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

Morlais

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A charming and much loved traditional Welsh stone two bedroom cottage in a highly sought after quiet location nestling in heart of historic Harlech with a surprise to the rear garden. Extended to create a superbly sized kitchen diner and an upstairs bathroom, the current owners have undertaken a recent scheme of improvements including the addition of a cosy log burning stove set within traditional stone fireplace in the lounge.

In addition to the sea glimpses from the front rooms it has an exceptionally large garden to the rear from which there are spectacular sea and castle views and the perfect spot to enjoy the sea air and sunsets.

The property also benefits from useful outbuildings and is fully double glazed with contemporary electric radiators throughout and a modern bathroom. Beautifully presented with new flooring and carpets this property is ready to move into an enjoy immediately and is being sold with the benefit of NO ONWARD CHAIN.

Morlais is the perfect coastal home, full of character blended with modern conveniences, immaculately presented and within convenient walking distance of the High Street, Castle, glorious sandy beaches and on road parking available opposite.

- Traditional Welsh stone cottage in the heart of Harlech
- Cosy lounge burner in traditional fireplace
- Extended and recently refitted kitchen/diner
- Large garden to rear with sea and castle views
- Sea glimpses from front rooms
- Much improved by current owners
- Minutes walk from High Street and Castle and walking distance of the beach
- Useful outbuildings, including WC
- 2 bedrooms and first floor shower room
- NO ONWARD CHAIN



Entrance Hall

The front door opens into a small entrance hall with door off to lounge and stairs up to the first floor.

Lounge

13'3" x 10'3" (4.04 x 3.14)

A lovely light room with sea glimpses from the front window. Very characterful cosy cottage lounge with traditional stone fireplace housing log burner on slate hearth and attractive newly laid herringbone style flooring. A door leads onto the spacious kitchen/diner.

Kitchen/Diner

11'10" x 13'8" (3.62 x 4.17)

Large and light with recently refitted kitchen comprising of a generous range of contemporary base units, built in oven and hob, integrated fridge, integrated washing machine and integrated dishwasher. There is ample room for a large table and chairs and plentiful additional storage with a very useful under stairs cupboard and original alcove built it wall cupboards. The window over the sink looks out onto the rear yard and a partially glazed door leads onto a large utility area with a quarry tiled floor. A double glazed door gives access to the rear of the property where there is also an outside WC and further store room.

Bathroom

7'5" x 5'4" (2.28 x 1.65)

Comprising of white WC and basin with vanity unit and mirror above, a corner shower cubicle with Mira shower and vinyl flooring. There is a useful airing cupboard next door on the landing

Bedroom 1

13'2" x 9'7" (4.03 x 2.94)

This double bedroom with newly laid carpet has deep skirting boards and lovely sea views from its traditional low window to the front.

Bedroom 2

7'7" x 11'8" (2.32 x 3.56)

Situated at the back of the house, this light room has a cottage feel, newly laid carpet and the window looks out over to the garden

Exterior

A feature of this property is the extensive garden which has magnificent views of Harlech Castle and the sea and over to the Lynn Peninsula. This fully enclosed garden is much larger than average for this type of property and is arranged on several levels, mostly laid to lawn with a range of mature bushes and shrubs. There are also several areas of hard standing which could be utilised for green houses, sheds etc. In addition there is the advantage of a power supply.

There is a lovely area at the top of the garden which would be ideal for a summer house which would have spectacular views and enjoy the most amazing sunsets.

Outbuildings

A door from the kitchen leads to the utility area with quarry tiled floor, lighting and power sockets. A door leads to the courtyard with an outside WC and further store room.

Additional information

The current owners have undertaken a comprehensive programme of improvement including restoring and opening up the original fire place and installing the log burning stove, some damp proofing, reflooring and the refitting the kitchen.

The property is connected to mains electricity, water and drainage.

Harlech and its Surrounds





The stunning golden sands of Harlech beach are just a 20 minute walk away. Morlais 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 just a few minutes walk from Morlais.

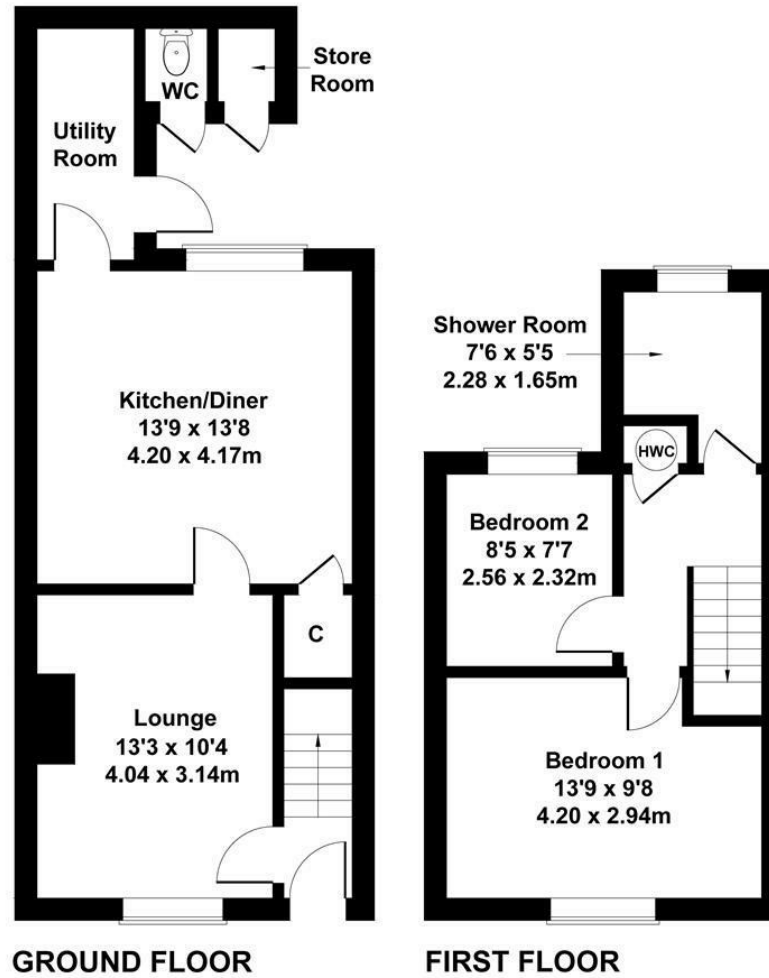
Harlech has a wealth of traditional architecture, shops and restaurants. It also boasts the internationally renowned Royal St David's links golf course. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets. At least two of the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



Morlais

Approximate Gross Internal Area
743 sq ft - 69 sq m

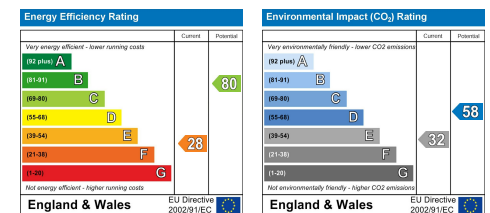


Not to scale for illustrative purposes only

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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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