



**Glynmor**

Harlech || LL46 2SD

**£355,000**

**MONOPOLY**<sup>®</sup>

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# Glynmor

Harlech | LL46 2SD

A beautiful house in an idyllic location with breathtaking views; spacious well presented accommodation plus garden, garage and parking.

If you are seeking a fantastic coastal property which ticks all the boxes, Glynmor will not disappoint.

This 4 double bedroom semi-detached property sits in a slightly elevated and tucked away location in the sought after village of Llandanwg. The sheltered sandy Llandanwg beach was awarded "Best Beach in the UK" award in 2022 and is in easy walking distance, as is the stunning Harlech beach via the famous Zig Zag path. The views to the front are spectacular, wide ranging and panoramic across Cardigan bay. To the rear there are rural and mountain views too. To the front the property looks over the single track to a meadow and down to the sea.

The property is beautifully presented with 2 reception rooms, a large kitchen/diner, 4 bedrooms, two bathrooms and a ground floor WC.

There is a small front garden, lawn and driveway to the side and courtyard to the rear where there are two outbuildings and a single detached garage. The rear garden backs onto fields.

Currently operating as a successful holiday rental, this property would suit those wanting a forever family home, a dream retirement property, a coastal get away or business opportunity.

Llandanwg has a train halt stop which runs all year round and directly connects to many destinations including New Street Station Birmingham. It is also on the coastal path route and close to many other scenic walks which are all on the doorstep. One mile from the scenic town of Harlech with shops, schools, eateries, swimming pool, petrol station and the famous Castle and St David's Golf Course.

- Outstanding sea views
- Spacious and beautifully presented
- 4 bedroom semi-detached
- Backing on to fields
- Central heating and fully double glazed
- Walking distance of Llandanwg Beach
- 2 Reception rooms
- Garden, parking and garage
- 4 double bedrooms
- Wood burning stove in lounge



### Entrance Porch

A fully glazed entrance porch with French doors opens into the light and bright hallway.

### Hallway

With wood effect laminate flooring, picture rails and painted wooden staircase with attractive panelling rising to the first floor.

### Lounge

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

With large bay window to the front providing beautiful expansive sea views. There is a log burning stove set on slate hearth and original picture rails.

### Dining Room

13'1" x 11'5" (4 x 3.5)

This spacious room also has a large bay window with lovely views to the side looking over to the Moelfre and Rhinog mountain range. With picture rails and alcove shelving on one side of the chimney breast.

### Kitchen/Diner

16'8" x 9'6" (5.1 x 2.9)

The large kitchen diner has a generous range of contemporary wall and base units plus space for a dining table and chairs. There is a built in oven and hob with extractor over, space for a fridge freezer, space and plumbing for a dishwasher. This attractive room has part panelled painted wood walls, wood effect laminate flooring, recessed spotlights and lots of natural light from windows to the side and rear. There is a useful under stairs cupboard.

### Rear Lobby/Utility

8'10" x 4'3" (2.7 x 1.3)

A door from the kitchen leads to the rear lobby/utility room where there is plumbing and space for a washing machine under a counter and door leading to the rear garden.

### Principal Bedroom

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

With even more expansive sea views from the window to the front.

### Bedroom 2

11'5" x 10'5" (3.5 x 3.2)

A further large double bedroom with sea and mountain views from the window to the side.

### Bedroom 3

8'6" x 9'6" (2.6 x 2.9)

Currently configured as a twin with lovely rural views from the window to the side.

### Bedroom 4

Occupying the 2nd floor with vaulted ceiling and spectacular sea views from the window to the front. There is some restricted headroom but the room easily accommodates both a double and a single bed.

### Shower Room

7'2" x 5'6" (2.2 x 1.7)

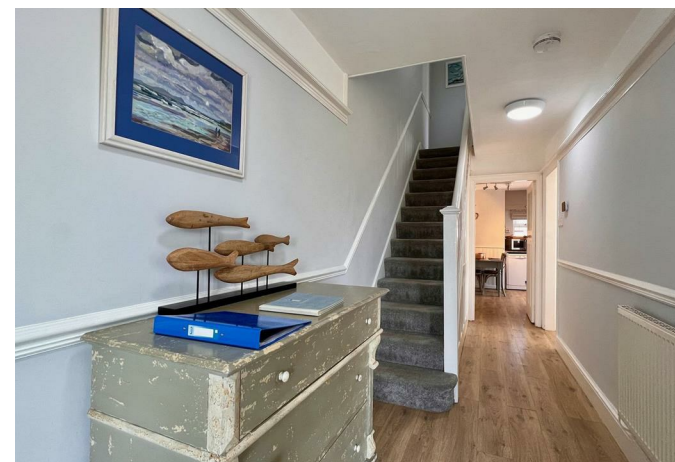
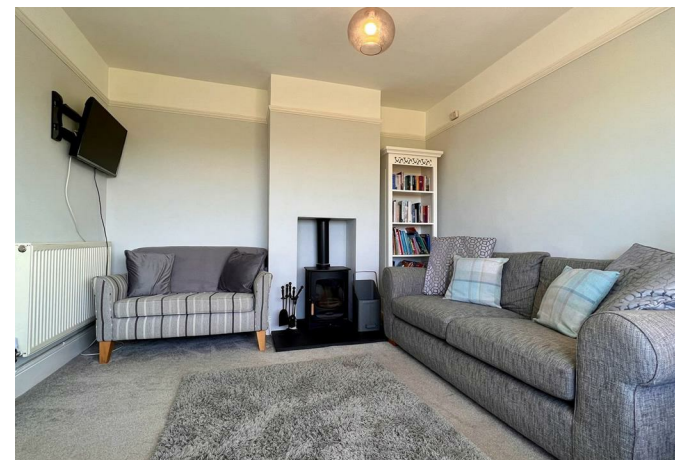
With a stunning view, this shower room consists of a low level WC, hand basin and shower cubicle. It has wood effect laminate flooring and a spectacular sea view.

### Bathroom

With white suite comprising of low level WC, hand basin, bath and separate shower cubicle. This contemporary bathroom has wood effect laminate flooring, a white panelled bath and part tiled walls. There is an obscure window to the rear.

### Ground Floor WC and Store

Adjacent to the utility/lobby is a pair of outbuildings. One contains a WC and hand basin, has power and lighting and plenty of room for storing outdoor equipment and garden and beach paraphernalia.





### **Detached Garage**

There is a single garage at the top of the driveway with an up and over door, pedestrian door and window to the side.

### **Exterior**

The garden is low maintenance with small lawn to the front and a larger lawn to the side. To the rear is a flagged patio and a large blue stone chipped drive runs up the side of the property to the parking area. The garden, driveway and parking are completely enclosed with gate, fence, stone walling and hedges. To the front the house looks over a meadow and down to the sea. The rear backs on to fields.

### **Additional Information**

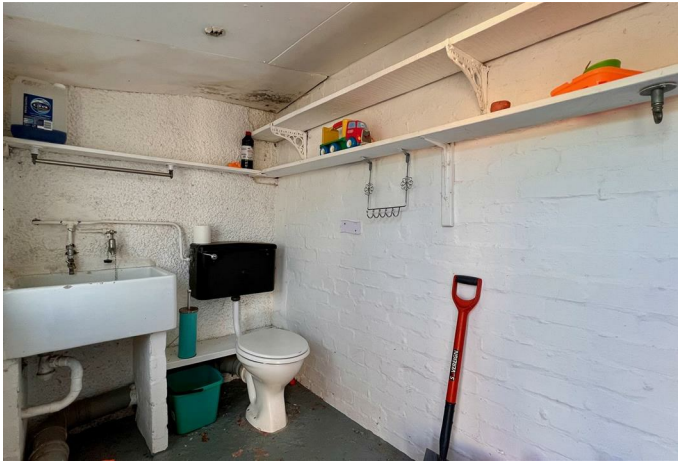
The property is connected to mains electricity, water and drainage. It is fully double glazed and has oil fired central heating. It is currently operating as a furnished holiday let on business rates.

### **Llandanwg and its Surrounds**

Llandanwg between Barmouth and Harlech, is famous for its beautiful beach and medieval church in the dunes which stands just a stone's throw from the sea. The beach is sheltered from strong winds, making it a perfect place for relaxation. It's popular with fishermen – the local catch includes dogfish, bass, flatfish and mackerel. It has its own beachside cafe and Pensam Harbour is nearby. The Welsh Coastal path and other scenic walks are on the doorstep. It has a railway station served by the Cambrian Coastline railway which offers links to local towns, the Midlands and beyond. It's close to the castle town of Harlech, a popular resort offering a range of facilities including shops, schools, swimming baths, petrol station and the Royal St David's Golf Club.



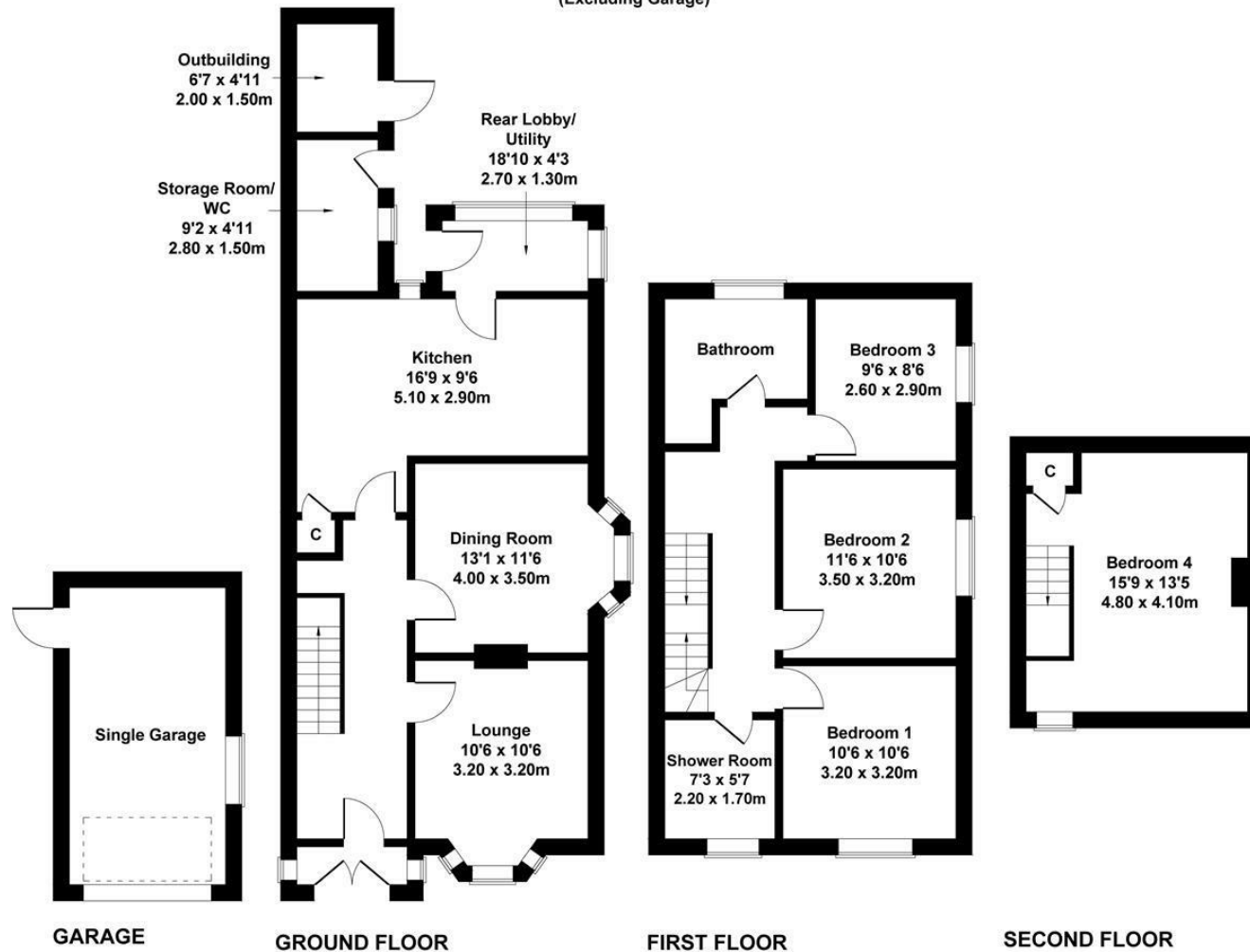






# Glan Y Mor

Approximate Gross Internal Area  
1528 sq ft - 142 sq m  
(Excluding Garage)

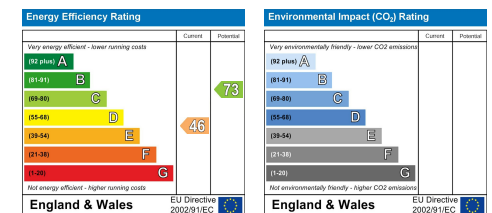


Not to Scale. Produced by The Plan Portal 2023  
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## MONEY LAUNDERING REGULATIONS 2003

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.









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)

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