



17 Bron Y Graig

Harlech | Merionethshire | LL46 2SR

Offers In Excess Of £375,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



17 Bron Y Graig

Harlech | Merionethshire | LL46 2SR

Large detached stone faced house in the centre of Harlech boasting garage, driveway parking and superb landscaped garden backing onto ancient woodland.

This contemporary residence benefits from 3 double bedrooms (2 with en-suite) one of which is located on the ground floor. The kitchen/diner and lounge are on the first floor where there is a raised terrace and balcony accessed off both the lounge and principal bedroom.

Just minutes walk from the High Street and Castle, it is situated in a quiet location with trees to the front and woodland to the rear. There is driveway parking for up to 3 cars plus the integral garage. To the rear is a large patio and terraced gardens flanked by attractive rock face feature.

Whether you're looking for a perfect family home or coastal retreat with ample space, this property ticks all the boxes. Don't miss the opportunity to make this house your own and experience the beauty of Harlech living at its finest.

- 3 bedroom detached house in centre of Harlech
- Garage and driveway parking
- Incredible landscaped garden plus balcony to lounge and bedroom
- 3 bath/shower rooms
- Wood burning stove to lounge
- 3 double bedrooms, 2 with en-suite
- Quiet location backing onto woodland
- Minutes walk from high street and Castle. Walking distance of beach
- Immaculately presented
- Air source heat pump



Entrance Hall

From the driveway, the entrance door leads into a welcoming hallway with wood effect laminate flooring and doors to the ground floor bedroom and en-suite, rear store/utility and integral garage. A wide oak staircase leads to the first floor.

Ground Floor Bedroom

11'8" x 11'3" (3.56 x 3.45)

A large double with window to the front and door to en-suite.

En-Suite to Ground Floor Bedroom

7'0" x 5'5" (2.14 x 1.66)

Fully tiled walls and floor, low level WC, hand basin and quadrant shower. With heated towel rail and obscure window.

Store Room/Utility

11'4" x 5'5" (3.46 x 1.66)

To the rear, a large and useful room for storage or as a utility area.

Lounge

20'6" x 15'10" (6.26 x 4.84)

On the first floor, this attractive room has a wood burning stove on slate hearth and dual aspect windows plus patio doors leading to the raised terrace over looking the trees opposite.

Kitchen/Diner

16'0" x 11'6" (4.89 x 3.51)

Well equipped with a range of wall and base units and granite counter, built in oven and ceramic hob with extractor over, integrated fridge freezer, space for dishwasher and door to the rear garden. With tiled floor and splash backs and room for dining table and chairs. Dual windows provide gardens views and lots of natural light.

Principal Bedroom

13'3" x 11'9" (4.04 x 3.6)

A lovely double with the benefit of patio door leading out to the raised terrace.

En-Suite to Principal Bedroom

8'6" x 4'9" (2.61 x 1.45)

Fully tiled walls and floor, low level WC, hand basin and quadrant shower. With heated towel rail and obscure window.

Bedroom 3

12'5" x 10'9" (3.8 x 3.3)

A further spacious double with window to the rear.

Family Bathroom

7'11" x 7'2" (2.42 x 2.19)

With white suite comprising of bath with shower over, low level WC and hand basin. Fully tiled floor and walls, heated towel rail and obscure window.

Integral Garage

18'1" x 13'2" (5.52 x 4.03)

With up and over electric door to the front and internal door to the hallway. There is power, lighting, water and drainage and plumbing for the washing machine.

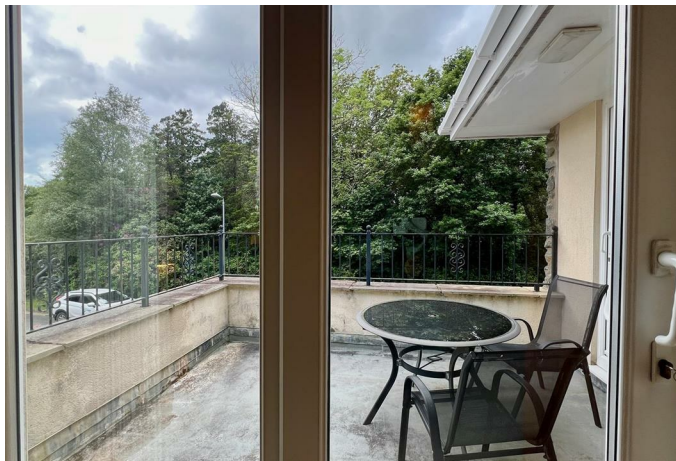
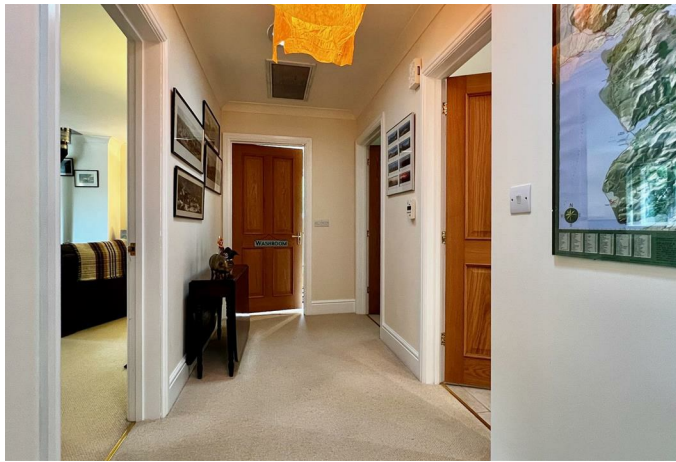
Raised Terrace

To the front with patio doors from both lounge and principal bedrooms. This terrace has an attractive outlook over the woodland opposite.

Exterior

To the front is a large driveway with parking for up to 3 cars and landscaped beds with greenery and blue slate chippings. To the rear is a large patio and steps leading up to the terraced levels bordered by rock face. On the terraces are decked seating areas and flat lawns enclosed by stone walls and balconies. Behind the property is ancient woodland. A set of





steps leads directly from the driveway to the rear patio and back door.

Additional Rear Storage Area

Ideal storage area for larger and bulky items such as kayaks, bikes, garden equipment etc. Also houses the air source pump meaning it is dry & secure.

Additional Information

The property is connected to mains electricity, water and drainage. Central heating is via air source heat pump.

Harlech and its Surrounds

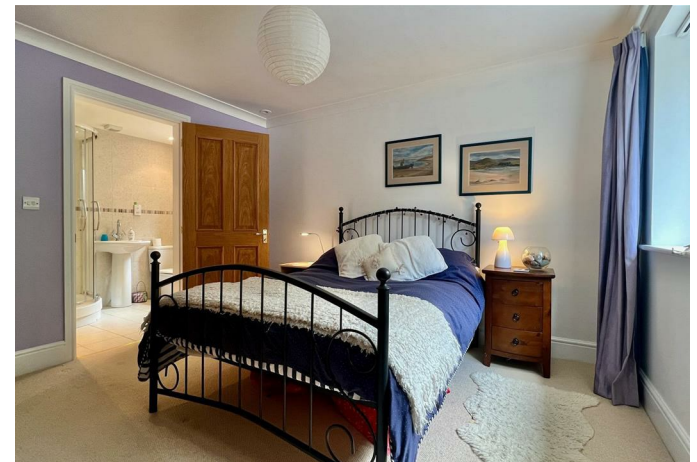
The stunning golden sands of Harlech beach are just a 20 minute walk away. Bron y Graig is well placed within walking distance to the local facilities such as the railway station, shops, pubs, buses, medical centre and schools.

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 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.

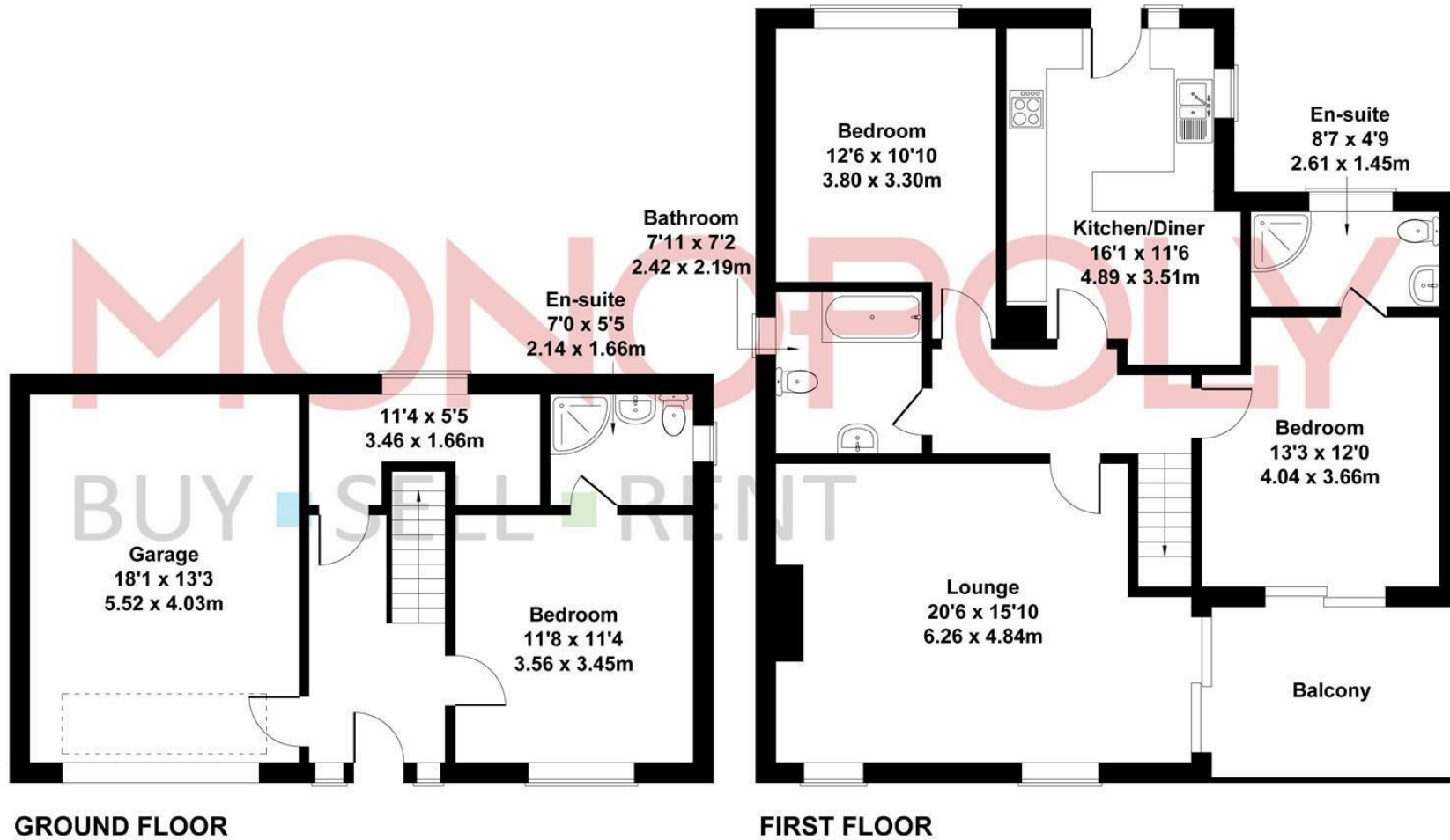






17 Bron Y Graig

Approximate Gross Internal Area
1561 sq ft - 145 sq m



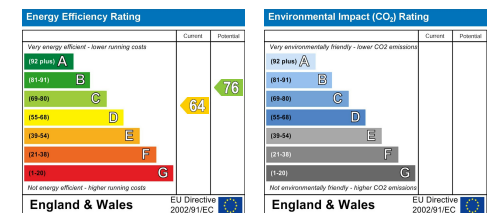
Not drawn to scale,
For Illustrative Purposes Only.

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.









1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT