



## 2 Pant Yr Onnen

Harlech || LL46 2SE

£339,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



## 2 Pant Yr Onnen

Harlech | LL46 2SE

A very spacious detached dormer bungalow with 4/5 bedrooms and expansive sea views located in the sought after village of Llanfair in walking distance of sandy beaches.

With driveway parking, garage/workshop and gardens to front and rear, this super property has flexible accommodation with 2 reception rooms, 4 bedrooms and a large conservatory. There is plentiful storage from a large and easy to access loft room which has the potential to be developed into additional accommodation if required. There is ample space for a growing family, home office and hobbies plus guests.

The location is excellent, on a quiet cul de sac with coastal and rural views, it is in walking distance of sandy beaches and a beautiful walk to Harlech High Street. Bus and train stops are within easy walking distance too.

The current owners have carried out a number of recent improvements including a new roof, new oil fired central heating system, K rendering to three sides, new Velux windows and external groundworks. Three of the rooms have newly laid wood effect laminate flooring and there is plenty of scope for new owners to put their own stamp on this property and create a dream coastal home.

- 4/5 Bedroom detached dormer bungalow
- Expansive sea & mountain views
- Sought after cul de sac location
- Driveway parking and garage/workshop
- Sunny mature gardens to front and rear
- New roof, velux windows, new oil fired central heating, K rendering to side and rear
- Fully double glazed
- Flexible accommodation
- Scope for further development and to add own stamp
- Walking distance of sandy beaches





### Hallway

With useful large storage cupboard, stairs rising to the first floor and doors off to the ground floor accommodation.

### Lounge

15'3" x 16'4" (4.65 x 5)

Flooded with light from the triple windows which provide expansive sea views down to coast line of Cardigan Bay. Feature fireplace with stone surround and built in shelving which could be opened to house a log burning stove.

### Kitchen/Diner

16'4" x 8'10" (5 x 2.7)

Spacious with a range of wall and base units, space and plumbing for a dishwasher and a washing machine, space for a large fridge freezer and space for an oven, There is a large pantry and large airing cupboard. Windows look out to the conservatory with garden views. A door leads to the rear entrance porch and on to the conservatory and out to the garden.

### WC

With low level WC

### Conservatory

18'8" x 11'5" (5.7 x 3.5)

A large sunny room with sea and garden views. Doors leads out to the garden and lawn to the rear and to the side.

### Bedroom 1

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

A large double with window to the front and newly laid wood effect laminate flooring.

### Bedroom 2

14'5" x 8'10" (4.4 x 2.7)

With window to the rear looking over the garden and newly laid wood effect laminate flooring.

### Bedroom 3

8'10" x 7'10" (2.7 x 2.4)

With garden views from the window to the rear. Fitted with new laminate flooring. An ideal room for home office or hobbies.

### Bedroom 4/Dining Room

10'9" x 8'4" (3.3 x 2.56)

With window to the front.

### First Floor

Stairs rise from the hallway to the first floor landing with far reaching views across Cardigan Bay from the newly installed velux window. There are built in shelves and doors off to Bedroom 5 and also the loft storage room.

### Bedroom 5

18'4" x 11'4" (5.6 x 3.46)

On the first floor with newly fitted velux windows providing views towards the Snowdonia mountain range. Some restricted head room.

### Loft Storage Room

18'0" x 11'4" (5.5 x 3.46)

A very large and useful storage area with boarded floor, roof insulation and lighting which could be developed into further accommodation subject to planning.

### Bathroom

8'10" x 6'2" (2.7 x 1.9)

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

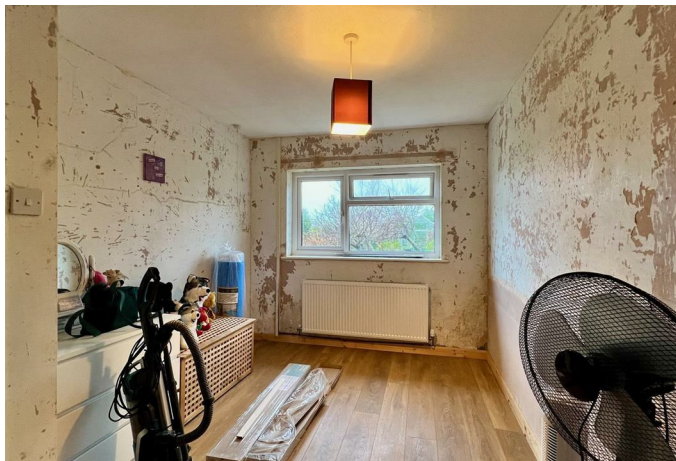
### Garage

20'11" x 8'6" (6.4 x 2.6)

A driveway with parking for at least two cars leads to the garage/workshop with window and









pedestrian door to the front which could be easily modified to restore the original up and over. There is power, lighting, plumbing and drainage plus window and door to the rear.

### Exterior

To the front is the driveway and large patio leading to the front door. The front garden is laid to lawn with flower beds. The rear garden is delightful laid to lawn and patio with shed and greenhouse, mature flowers, bushes and shrubs and access to the front around the side of the garage.

### Additional Information

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

The current owners have carried out a number of recent improvements including a new roof, a complete new oil fired central heating system , K rendering to three sides, new Velux windows and external groundworks. Two of the rooms have newly laid wood effect laminate flooring

### Llanfair and its Surrounds

Llanfair is a picturesque, slightly elevated village overlooking Pensam Harbour and its yacht moorings, Shell Island, beautiful local beaches and open farmland. It lies within the boundary of the Snowdonia National Park. The nearest beach is a pleasant footpath stroll to Llandanwg or the glorious golden sand sweep of Harlech is about a 15 minute walk along the recently opened 'Wales Coast Path' or a five minute drive. The village of Llanbedr with shops and three superb pubs/restaurants is a five minute drive away or a delightful walk along country lanes and paths. Harlech with its formidable World Heritage Listed castle, beautiful sandy beach and the internationally renowned Royal St David's links golf course just over a mile north of the village and again is a delightful walk. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets.

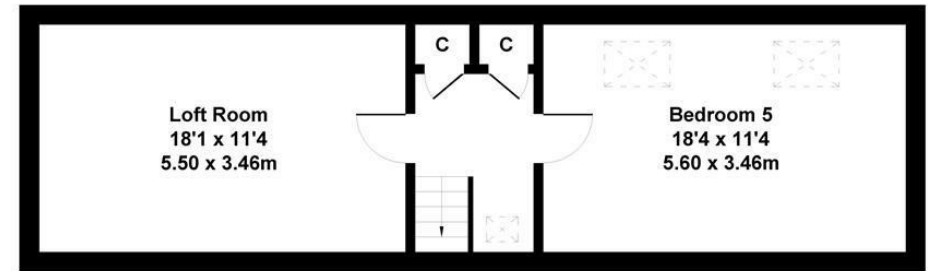
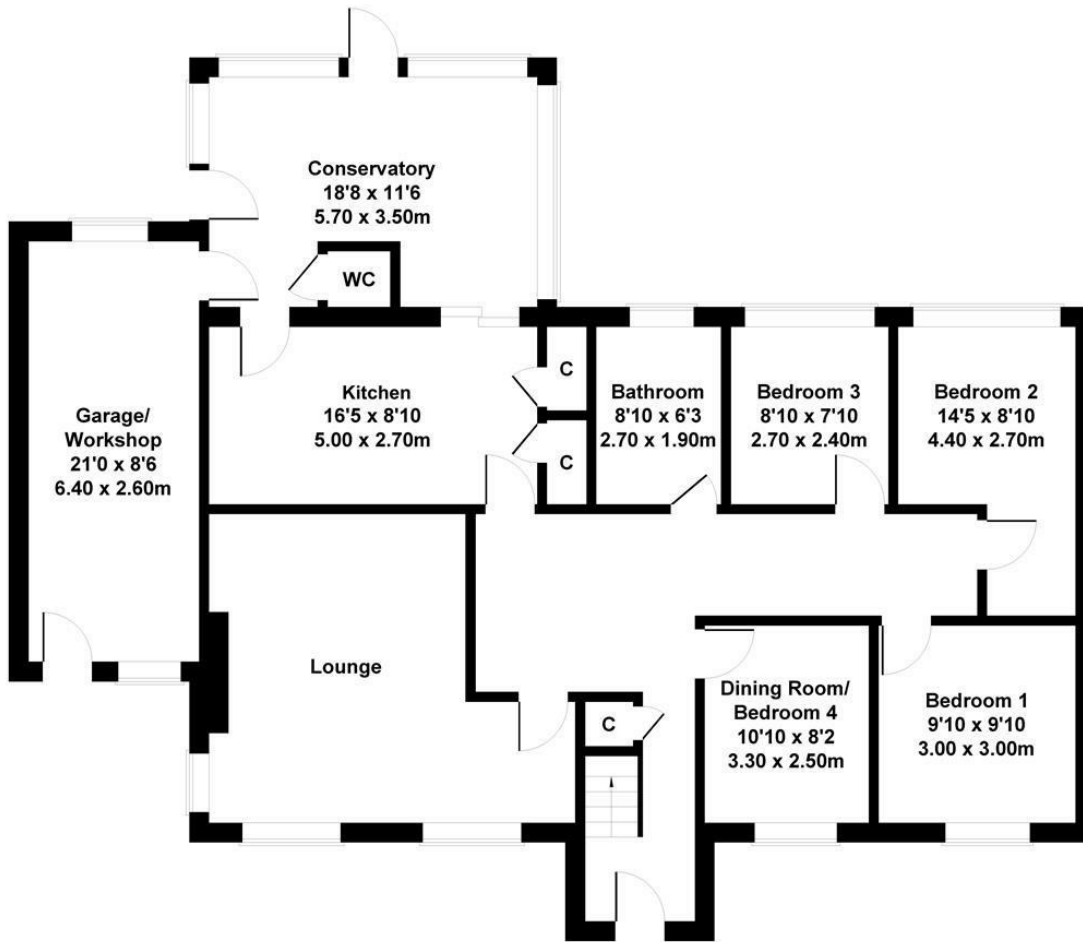
The nearest railway station is a ten minute walk away located on the Cambrian Coastal Line which runs between Aberystwyth, Pwllheli and Shrewsbury, continuing to Birmingham and then beyond. Behind the village of Llanfair is the spectacular Rhinog mountain range that comprises varying hiking challenges for all abilities.





## 2 Pant Yr Onnen

Approximate Gross Internal Area  
1981 sq ft - 184 sq m



GROUND FLOOR

FIRST FLOOR

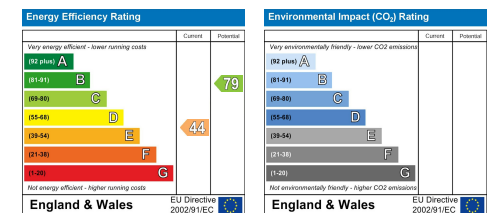
not to scale for illustrative purposes only

### 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.











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