



Bron Tanwg

Harlech | Merionethshire | LL46 2SA

£275,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





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An exceptional detached property located in the sought-after village of Llanfair, Harlech, with expansive sea views and a mature garden with a very sunny aspect plus driveway parking.

The house boasts 3 bedrooms and two reception rooms, offering ample space for a growing family or those who love to entertain. For those in need of additional space, there are two large attic rooms that can be transformed to suit your needs, whether it be a home office, a playroom for the kids, or a hobby room.

One of the standout features of this property is the stunning sea views it offers over the Llyn Peninsula and along the coast with a back drop of fields and hills.

The property also features a patio and lawns, perfect for hosting summer barbecues, family playtime or simply soaking up the sun on a lazy afternoon. The sunny aspect of the garden ensures you can make the most of the outdoor space throughout the day.

Located within walking distance of both Llandanwg and Harlech beach, this property is ideal for those who enjoy coastal living. Whether you're a fan of beach walks, water sports, or simply relaxing on the sand, this location offers it all. It is also close to transport links.

While some upgrading is required to this much loved family home, the property has been well maintained, it is double glazed and benefits from oil fired central heating. It presents a fantastic opportunity to put your own stamp on the property and create the home of your dreams.

Don't miss out on the chance to own this wonderful property in Llanfair, Harlech. Book a viewing today and start envisioning the life you could lead in this beautiful coastal village.

- Detached house with expansive sea views
- 3 bedrooms, 2 reception rooms
- Driveway parking
- Mature gardens with a sunny aspect and sea views
- Open plan kitchen/diner
- Two bathrooms/shower rooms
- 2 large attic rooms with plastered ceilings, carpet, light and power and roof light windows
- Coastal village location, walking distance of 2 beaches and transport links
- Some upgrading required, double glazed with oil fired central heating
- NO ONWARD CHAIN



Entrance Hall

A door from the patio at the front opens to the entrance door with door off to the main accommodation and stairs rising to the first floor.

Lounge

12'1" x 18'8" (3.7 x 5.7)

A large room dominated by the expansive sea views from the picture window to the front. There is also a feature fireplace with an electric fire.

Dining/Sitting Room

12'1" x 13'9" (3.7 x 4.2)

Open plan to the kitchen, this room also had glorious sea views from the large window to the front. The spacious room has ample space for a seating area as well as dining table and chairs and a further window to the side.

Kitchen

The kitchen area has a quarry tiled floor and a range of bespoke solid wooden floor and wall units and tiled and slate counters. It also has an exposed brick walling and arch into a utility and pantry area where there is shelving and storage space for household items. There is a built in oven, built in gas hob with extractor over, space for a fridge freezer and space and plumbing for a washing machine.

There are dual aspect windows and a door to the rear porch and door to the hallway.

Rear Lobby and Porch

With quarry tiled floor, semi open to the kitchen and having a useful under stairs cupboard. A door leads to the inner hallway and a further door gives access to a porch to the rear with polyurethane roof and very large storage cupboard.

First Floor Landing

A window looks out to the sea and doors lead off to the three bedrooms and bathroom and shower rooms on this floor. Stairs rise to the attic rooms on the second floor.

Bedroom 1

12'1" x 10'5" (3.7 x 3.2)

A large double with breathtaking coastal and rural views.

Bedroom 2

12'1" x 10'5" (3.7 x 3.2)

A further double with expansive sea views and built in wardrobes.

Bedroom 3

12'1" x 7'2" (3.7 x 2.2)

To the rear with views over fields, hills and towards the estuary.

Bathroom

7'6" x 6'10" (2.3 x 2.1)

Having a coloured suite comprising of low level WC, hand basin and bath with shower attachment. With tiled and wood panelled wall, vinyl floor and obscure window.

Shower Room

8'2" x 3'11" (2.5 x 1.2)

The shower room has a white suite comprising of low level WC, hand basin and shower cubicle plus obscure window.

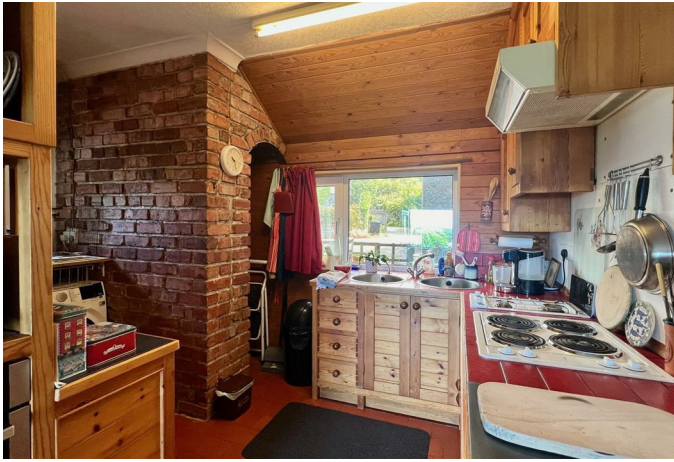
Airing Cupboard

On the first floor landing, a very large cupboard with shelving and a radiator.

Second Floor

A fixed staircase leads to the second floor attic rooms where there is also a large hatch cover





allowing these to be closed off if required. The attic rooms are ideal for a multitude of purposes including occasional over flow accommodation, hobby or play rooms or home office.

Attic Room 1

12'1" x 6'6" (3.7 x 2)

A large room with plastered walls and ceiling, power and lighting and roof light window. There is plentiful under eaves storage and some restricted headroom.

Attic Room 2

12'1" x 8'6" (3.7 x 2.6)

A second large room with plastered walls and ceiling, power and lighting and roof light window. There is plentiful under eaves storage and some restricted headroom.

Parking

There is driveway parking at the side of the house.

Garden

The garden is large, mature and delightful with an incredibly sunny aspect and wide ranging sea views. There is a large patio directly in front of the house and steps lead down to lawns with mature borders of trees, shrubs and flowers. It is totally enclosed with attractive stone walling, fencing and mature hedges.

Additional Information

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

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.

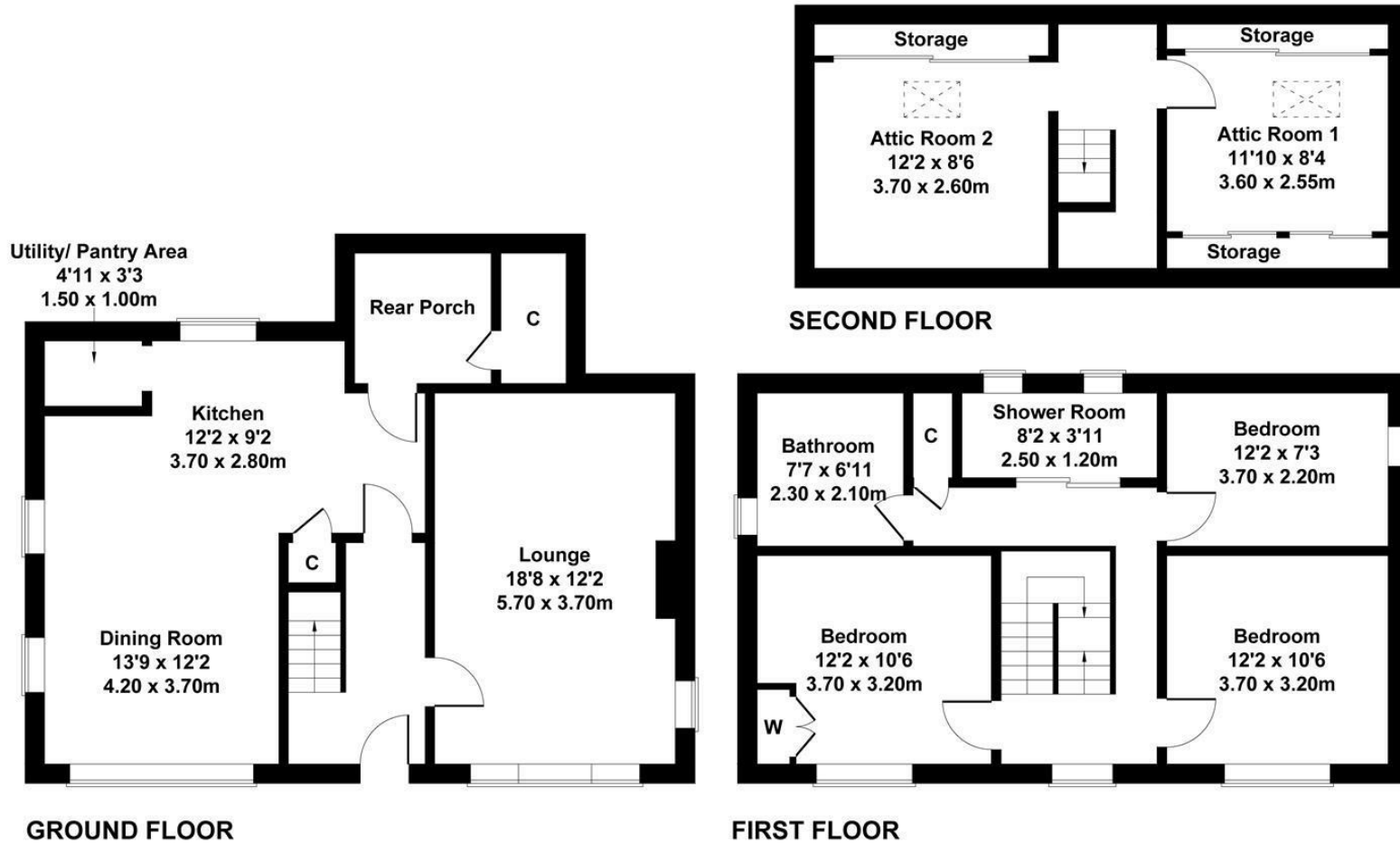






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Approximate Gross Internal Area
1658 sq ft - 154 sq m



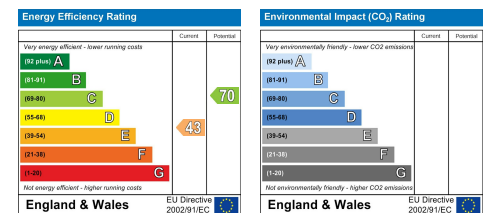
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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