



Hedd

Harlech || LL46 2YL

£227,500

MONOPOLY[®]

BUY ■ SELL ■ RENT

Hedd

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Just off Harlech High street, this delightful one bedroom stone cottage exudes character and warmth with exposed beams, an inviting inglenook fireplace and a log-burning stove, perfect for those chilly evenings. It is overlooked by the UNESCO World Heritage Harlech Castle and boasts not only an off road PRIVATE PARKING space but also an external private patio GARDEN.

One of the highlights of this enchanting cottage is its picturesque views. Situated almost at the top of the steepest street in the Northern Hemisphere, you can enjoy stunning vistas of the estuary, snowdonia mountain ranges and the historic Harlech Castle right from your doorstep.

The dining kitchen is ideal for whipping up culinary delights, while the cosy lounge provides a relaxing space to unwind. The large double bedroom offers a peaceful sanctuary for rest and relaxation.

Convenience is key with private parking opposite, a garden to enjoy the outdoors and located just steps away from the bustling high street, castle and walking distance of the glorious sandy beach. Overall this property offers the perfect blend of tranquillity and accessibility. It has been carefully and lovingly restored and is immaculately presented throughout.

Don't miss the opportunity to own a piece of history in this quiet backwater location. Embrace the charm of Harlech and make this stone cottage your own.

- Character one bedroom stone cottage
- Private parking space
- Low maintenance garden
- Wealth of traditional features, exposed beams, inglenook fireplace with wood burning stove
- Castle, estuary and mountain views
- Fully refurbished and beautifully presented
- Steps away from Castle and High Street, sandy beach in walking distance
- Fully double glazed
- Perfect coastal home, retreat or holiday let investment



Lounge

Cosy, inviting and characterful living room with slate tiled floor, exposed beams and feature stone inglenook fireplace with wood burning stove. Window to the front with views of Harlech Castle and lovely deep slated sills. Open plan stairs to the first floor.

Dining Kitchen

A well equipped kitchen/diner with views of Harlech Castle. Having a range of wall and base units integrated appliances including Hotpoint oven, Amica glass hob and extractor over, dishwasher, washing machine and fridge. With contemporary white tiled splash backs; cream sink and drainer with mixer tap; slate floor; newly fitted night storage heater.

The dining area sits in front of a picture window which provides views down Y Lech and over to the iconic Harlech Castle, particularly stunning in the evenings when the castle is spectacularly illuminated.

Bedroom

The open plan stair case leads to this spacious bedroom which is full of character with a high vaulted ceiling and "A" frame beams. It is a lovely light room with traditional low windows to the front and side elevation giving views of Harlech Castle and Tremadog bay and the Snowdonia mountain ranges.

Shower Room

To the ground floor, fully tiled with underfloor heating, this contemporary shower room has a white suite comprising of corner shower, WC and hand basin, roof light window and natural wood door.

Exterior

A glazed door leads out steps to a delightful and private raised herringbone pattern block paved patio

with views up to Harlech Castle and across to Tremadog bay and the Snowdonia mountain range and when the sun goes down enjoy the atmospheric view of Harlech Castle illuminated. Across from the house there is an off road parking space for one car. Stone steps at the front of the house lead up to a stone and slate terrace bounded by stone walls and up to Hedd's entrance door.

Private Parking

Across from the house there is an off road parking space for one car.

Additional Information

Hedd is immaculately presented. Hedd is fully double glazed with mains electricity, water and drainage.

Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. Hedd 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 and Hedd is located almost at the top of this.

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





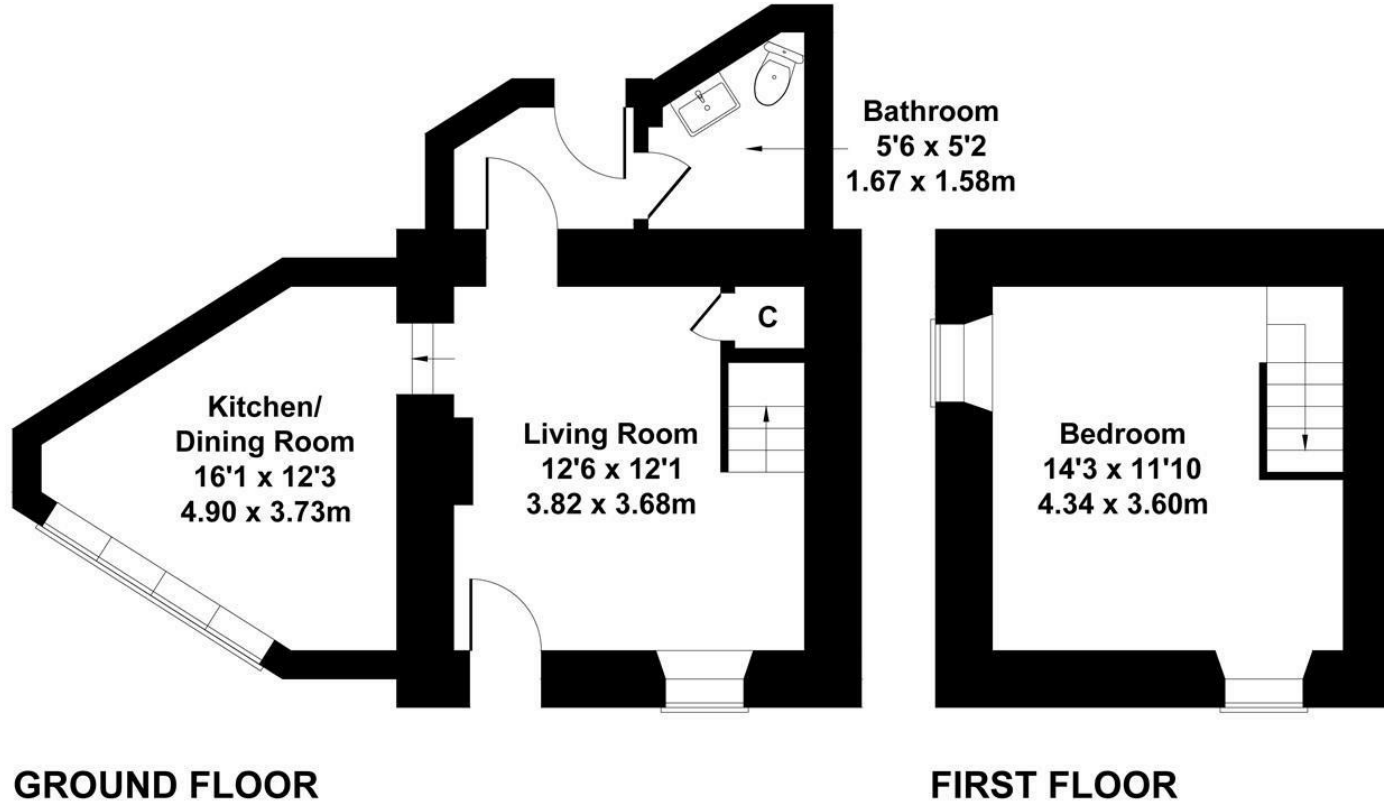
Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets. At least two of the large national supermarkets have a delivery service to Harlech.

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.



Hedd, Harlech

Approximate Gross Internal Area
517 sq ft - 48 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.

Energy Efficiency Rating		Current	Maximum	Environmental Impact (CO ₂) Rating		Current	Maximum
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
(92-91) A	(81-91) A						
(91-81) B	(80-90) B						
(80-65) C	(70-80) C						
(55-65) D	(55-65) D						
(45-55) E	(45-55) E						
(35-45) F	(35-45) F						
(1-35) G	(1-20) G						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
England & Wales	England & Wales			England & Wales	England & Wales		
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		





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