



Bwthyn Diddos

Harlech || LL46 2SA

£375,000

MONOPOLY

BUY ■ SELL ■ RENT

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Tucked away in the coastal village of Llanfair, Harlech. The views, location and tranquility of this delightful detached bungalow can only be truly appreciated by viewing in person.

The property boasts an abundance of natural light, offering breathtaking views of the estuary, sea, harbour, and countryside.

Surrounded by tranquil and private mature gardens, there is a large sea-facing and sunny patio, perfect for soaking up the beauty of the surroundings. In a peaceful location yet easily accessible, this home offers the perfect blend of serenity and convenience. It is conveniently within walking distance of not just one, but two sandy beaches and close to transport links and within easy reach of both the bustling village of Harlech with its historic castle and the popular village of Llanbedr.

The well-proportioned and well maintained accommodation, includes 2 double bedrooms and a spacious lounge with spectacular views, feature stone fire place and door to garden. The large open-plan kitchen/diner is ideal for entertaining guests and could accommodate a large dining table or comfy sofas to make a wonderful relaxing entertainment space.

Additionally, the property features a useful brick-built outbuilding currently used for storage but could be developed into a home office, hobby room, gym or even overflow accommodation (subject to planning). There is plenty of level parking available for cars, boats etc and an ideal spot for siting a caravan or campervan.

This well maintained property benefits from full double glazing and central heating and is being sold with the benefit of NO ONWARD CHAIN.

- Astonishing, uninterrupted, panoramic estuary and sea views
- Secluded peaceful and private location but not isolated
- Mature gardens with flat driveway parking with space for camper vans/boats etc
- Large lounge with huge picture window and beautiful views
- 2 double bedrooms, one with estuary views
- Large kitchen/diner
- Useful outbuildings with development potential
- Well maintained with central heating and full double glazing
- Walking distance of 2 sandy beaches



Entrance Hall

Very welcoming with exposed feature stone walling, wood effect laminate flooring and several storage cupboards. Doors off to the main accommodation.

Living Room

17'3" x 15'0" (5.28 x 4.58)

Flooded with light and dominated by the breathtaking views through the large picture window across fields and down to the estuary, Pensarn Harbour and along the coast. There is a further window to the side and a patio door leads out to the garden and the large coastal facing terrace. This attractive room also benefits from a feature stone fireplace with slate hearth and electric fire.

Kitchen/Diner

11'6" x 18'6" (3.53 x 5.65)

This spacious and flexible room has a well equipped kitchen to the rear and large living space to the front with ample room for a large dining table and chairs or even additional comfy settees. A picture window looks out to the front and there are 2 windows to the side continuing the feeling of space and light which is dominant throughout the property.

The kitchen has a range of wall and base units, space for cooker, space for fridge freezer and additional storage in the archway, which separates the kitchen from the dining/living area.

The dining area benefits from laminate flooring and coving.

Bedroom 1

15'0" x 12'9" (4.58 x 3.89)

A large double bedroom with more breathtaking views through the large picture window across fields and down to the estuary. There is a range of built in wardrobes and wood effect laminate flooring.

Bedroom 2

13'11" x 8'8" (4.25 x 2.65)

A further double with views over the mature gardens to the front, built in triple wardrobes with mirror doors and wood effect laminate flooring.

Shower Room

9'6" x 6'0" (2.9 x 1.85)

Benefitting from 4 piece white suite comprising of bidet, low level WC, hand basin in vanity unit and quadrant shower. There is a heated towel rail, partially tiled walls and window to the side.

WC/Cloakroom

A useful additional WC with hand basin in vanity unit, part tiled walls, heated towel rail and window to the side.

Outbuildings

In the garden is a large brick built outhouse currently used for storage but could lend itself to a range of uses including workshop, hobby room, home office, gym or over flow accommodation.

Benefitting from power, lighting and windows.

Utility and Boiler Room

4'8" x 14'2" (1.44 x 4.32)

This useful room with window to the front has space and plumbing for washing machine, a hand wash basin and shelving. It is accessed from the garden.

Exterior

The property has a large flat driveway and parking space for several cars. The gardens are delightful and mature, laid to lawns and full of colour. The outstanding feature is the large patio spanning the width of the house which faces the coast and has the most wonderful uninterrupted views across the





fields, down to the estuary, harbour and along the coastline. With a very sunny aspect this will also benefit from the spectacular sunsets this coastline is famous for.

The garden is very private and tranquil with several seating areas, ideal spots for fruit trees, bushes and vegetable patches and also space where a caravan used to sit which could be perfect for visiting guests of which there are likely to be plenty!

There is an additional useful and versatile piece of garden at the top of the driveway.

Additional Information

The property is connected to mains electricity, water. Drainage is private to septic tank shared with the neighbour. It benefits from oil fired central heating and is fully double glazed.

The neighbour has access across the top of the driveway only to their own driveway and property. The driveway continues down to Bwthyn Diddos where there is gated entrance.

Price includes furniture & fittings with exception to some personal items.

Llanfair and its Surrounds

Llanfair is a picturesque, slightly elevated village overlooking Pensarn 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 10 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.

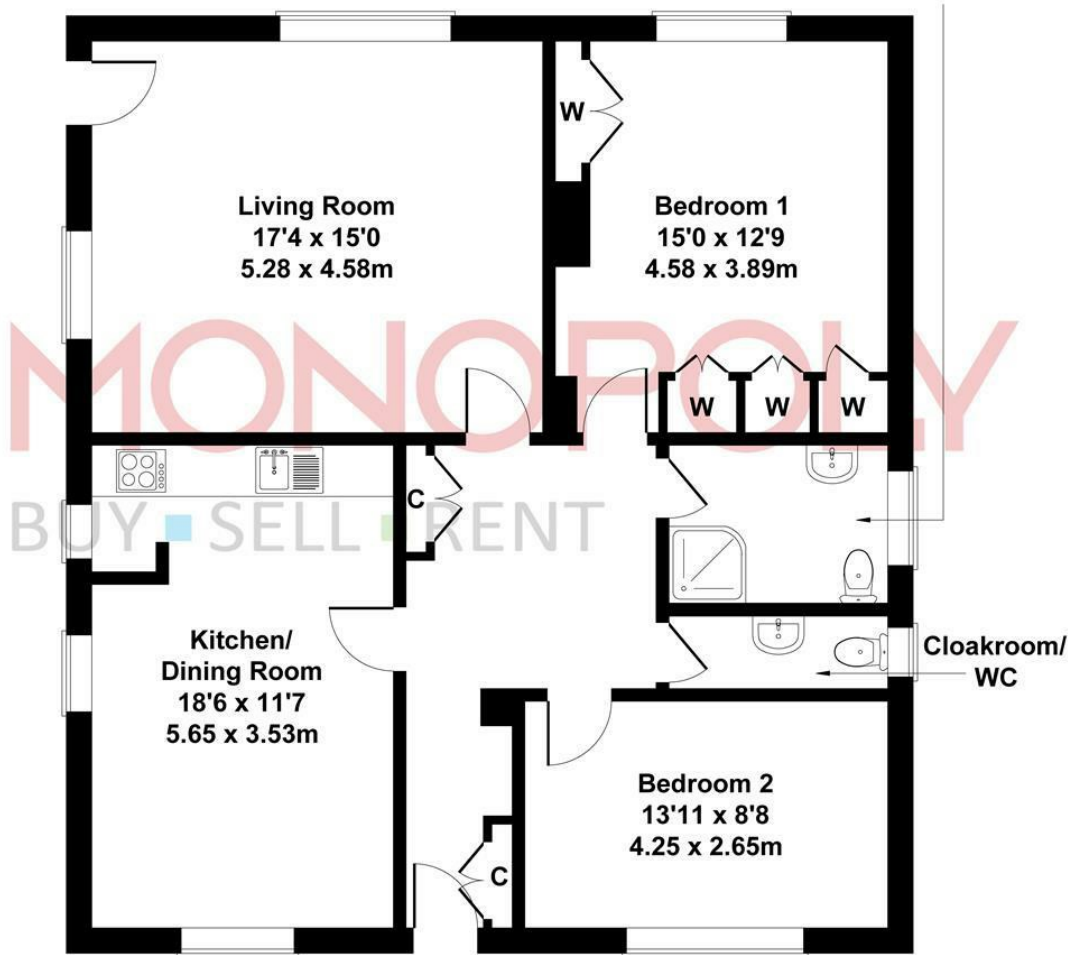
The nearest railway station is a ten minute walk away located on the Cambrian Coastal Line which runs between Aberystwyth, Pwllheli and Shrewsbury, continuing to Birmingham and then beyond. Behind the village of Llanfair is the spectacular Rhinog mountain range that comprises varying hiking challenges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



Bwthyn Diddos Llanfair, Harlech, LL46 2SA

Approximate Gross Internal Area
1055 sq ft - 98 sq m

Bathroom
9'6 x 6'1
2.90 x 1.85m

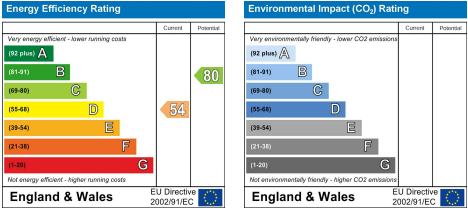


not drawn to scale, for illustrative purposes only

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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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