



43 Ty Canol

Harlech || LL46 2NZ

£265,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# 43 Ty Canol

Harlech | LL46 2NZ

A spacious well presented 3-bedroom semi-detached house with DOUBLE GARAGE, enclosed private garden, plenty of parking and an attractive open aspect located in popular residential area of Ty Canol, Harlech.

Redecorated throughout with new carpets and ready to move into immediately, being sold with the benefit of vacant possession and NO ONWARD CHAIN.

There is a spacious lounge, well planned kitchen diner featuring patio doors that open up to the enclosed garden, safe for children and pets. Also three bedrooms and family bathroom plus ground floor WC.

It is ideally positioned close to amenities, shops, public transport links, and within walking distance of the beach, it even has a castle view.

With oil fired central heating and double glazing, this house ensures warmth and comfort all year round, making it a welcoming space to call home. Don't miss the opportunity to make this property your own and experience the best of what Harlech has to offer.

- 3 Bedroom semi detached in Lower Harlech
- Large double garage and plentiful driveway parking
- Well presented, redecorated with new carpets throughout
- Double glazed and central heating
- Walking distance of amenities, shops, schools, pubs, transport links and beach
- Totally enclosed private garden
- Kitchen/diner with patio doors out to garden
- Castle View
- NO ONWARD CHAIN
- Large plot





### Entrance Hall

With doors to lounge and also to the WC / Cloakroom

### Lounge

13'7" x 17'2" (4.15 x 5.24)

Spacious and bright lounge with newly laid carpet, dual windows to the side offering a clear view of Harlech Castle, feature fire surround and door to kitchen/diner. Stairs rise to the first floor.

### Kitchen/Diner

8'2" x 17'1" (2.5 x 5.23)

Well designed kitchen with dining area in front of patio doors leading to the garden.

There is a range of wall and base units with tiled splash backs, built in cooker with hob and extractor over, integrated fridge/freezer and space and plumbing for a washing machine. Window over sink with views of the garden.

### Ground Floor WC

6'0" x 2'10" (1.85 x 0.88)

With low level WC and hand basin and obscure window.

### First Floor Landing

With airing cupboard and large storage cupboard and doors off to the three bedrooms and bathroom.

### Bedroom 1

10'5" x 9'2" (3.2 x 2.8)

Spacious double with dual windows, built in wardrobe and castle views.

### Bedroom 2

8'6" x 9'6" (2.6 x 2.9)

A further good sized double with dual windows and built in wardrobe.

### Bedroom 3

7'2" x 7'8" (2.2 x 2.35)

A single room with castle views.

### Bathroom

7'2" x 5'5" (2.19 x 1.66)

With white suite comprising of low level WC, hand basin and bath with drench shower over. Tile effect click flooring and window to the side.

### Double Garage

16'11" x 17'7" (5.16 x 5.36)

Superb double garage with 2 up and over doors, power and lighting.

### Gardens and Driveway

To the front is a large driveway and gardens. The driveway has parking for several cars already but the large flat gardens could be converted (subject to planning) to create even more parking if required.

To the rear is a fully enclosed and private garden laid to lawn with mature bushes and shrubs and patio in front of the patio doors to the kitchen/diner.

### Additional Information

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

Its has been redecorated throughout with newly laid carpets.

### Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. 43, Ty Canol 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.

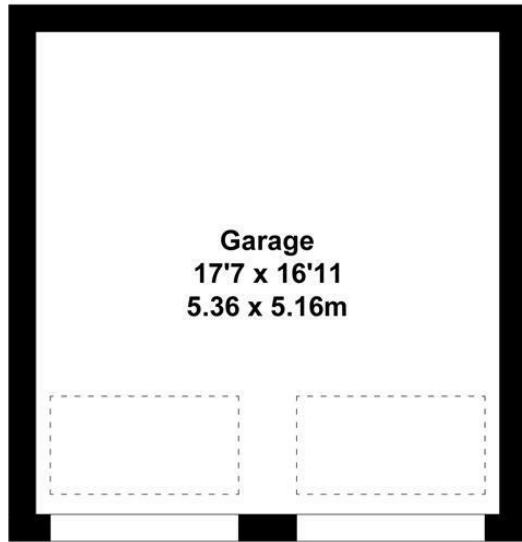
The Rhinog mountain range provides the spectacular backdrop to the town which is one of the most rugged and remote terrains to be found in Wales. The mountains and hills provide hiking and walking opportunities for all ranges of abilities.





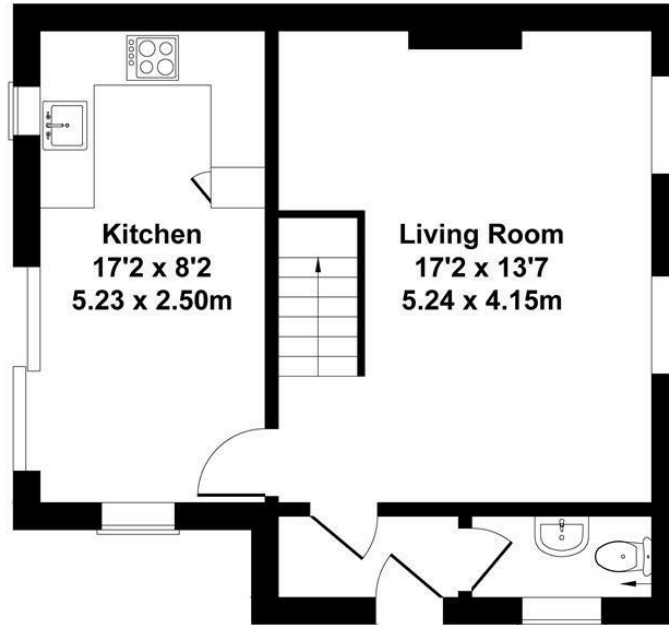
# 43 Ty Canol

Approximate Gross Internal Area  
1109 sq ft - 103 sq m



**GARAGE**

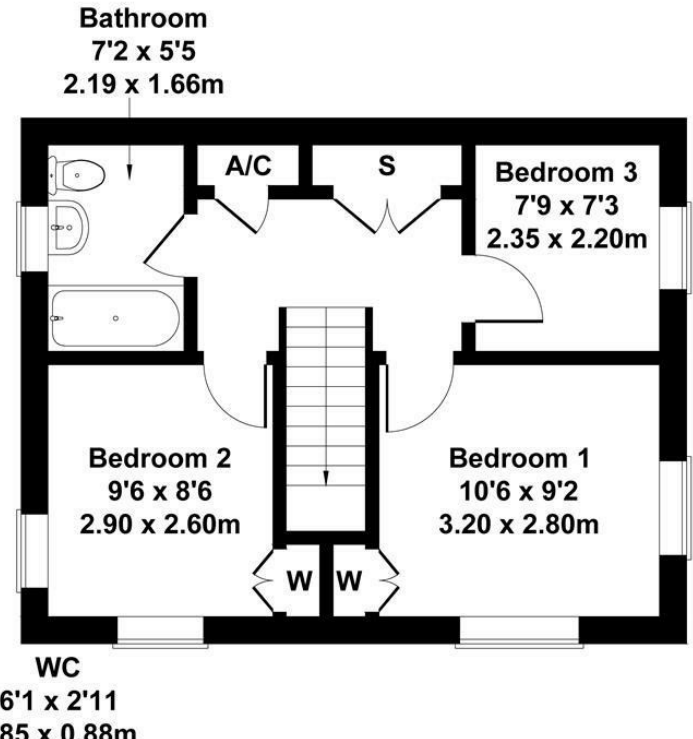
**Garage**  
17'7 x 16'11  
5.36 x 5.16m



**GROUND FLOOR**

**Kitchen**  
17'2 x 8'2  
5.23 x 2.50m

**Living Room**  
17'2 x 13'7  
5.24 x 4.15m



**FIRST FLOOR**

**Bathroom**  
7'2 x 5'5  
2.19 x 1.66m

**Bedroom 2**  
9'6 x 8'6  
2.90 x 2.60m

**Bedroom 1**  
10'6 x 9'2  
3.20 x 2.80m

**Bedroom 3**  
7'9 x 7'3  
2.35 x 2.20m

**WC**  
6'1 x 2'11  
1.85 x 0.88m

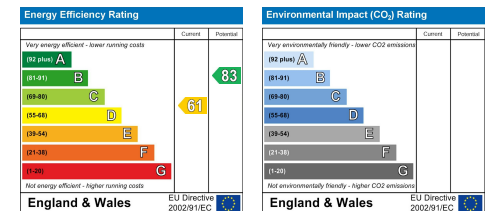
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**MONEY LAUNDERING REGULATIONS 2003**

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](mailto:gwynedd@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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