



, Harlech LL46 2RW

£350,000

Welcome to this stunning property located in the sought after village of Llanfair, Harlech. This charming 3 bedroom semi-detached house boasts breathtaking and expansive views of the sea, harbour and rural landscapes, offering a truly tranquil setting for you to call home.

The beautifully renovated interior features 3 bedrooms and 2 reception rooms providing ample space for comfortable living and entertaining. The property also boasts a refitted contemporary kitchen and bathroom adding a touch of modern style to the traditional charm of the house. All the front facing rooms benefit from the spectacular views.

Conveniently located within walking distance of 2 sandy beaches, Harlech high street and transport links so you'll have easy access to all the amenities you need while enjoying the peace and

- Outstanding panoramic sea, estuary and rural views
- Gardens to three sides
- 2 reception rooms, ground floor WC and first floor bathroom
- Quiet semi-rural location backing on to fields in sought after village
- Fully double glazed and centrally heated
- Spacious 3 bedroomed semi-detached
- Off road parking 2 vehicles
- Sympathetically renovated and beautifully presented
- Walking distance of 2 sandy beaches and Harlech high street
- NO ONWARD CHAIN



Hallway

1.95 x 2.24 (6'4" x 7'4")

With slate effect laminate tiling and doors off to the lounge, dining room, kitchen and ground floor WC. Stairs rise to the first floor.

Lounge

3.7 x 3.8 (12'1" x 12'5")

A welcoming room with spectacular views from the dual aspect windows looking down to Cardigan bay, Pensarn harbour / estuary and across to the Llyn Penisnsula.

There is a feature fireplace with wooden lintel and electric stove effect fire.

Dining Room

2.77 x 3.89 (9'1" x 12'9")

Benefiting from the breathtaking views and with French doors opening out to the garden and raised patio.

Kitchen

2.95 x 3.77 (9'8" x 12'4")

A contemporary kitchen with a range of wall and base units with worktop over. There is a built in Zanussi oven and grill, halogen hob with extractor over, space and plumbing for a dishwasher and a washing machine. With recessed spotlights and wood effect laminate flooring. Windows look out to the garden at the side.

Ground Floor WC

2.71 x 1.33 (8'10" x 4'4")

Recently refitted with wood effect vinyl flooring, white suite comprising of low level WC, hand basin in vanity unit and heated towel rail. Some restricted headroom.

Store Room

3.1 x 0.8 (10'2" x 2'7")

A useful store room also housing the central heating boiler.

Principal Bedroom

3.71 x 3.8 (12'2" x 12'5")

A generous double with spectacular sea views.

Bedroom 2

3 x 3.89 (9'10" x 12'9")

A further double with sea views.

Bedroom 3

2.93 x 3.89 (9'7" x 12'9")

A third double with rural and garden views from the window to the side. Some restricted head room.

First Floor Shower Room

1.94 x 1.2 (6'4" x 3'11")

Recently installed with large walk in shower with waterfall head and hand attachment. Hand basin in vanity unit and low level WC.

Exterior

To the front there is a gravelled parking area for up to two cars, steps and lawn lead up to the house where there are level lawns, plus gravelled and patio seating areas facing the coast. To the side and rear are further lawns and patios ideal for alfresco dining, sunbathing and enjoying the spectacular sunsets this coast line is famous for. The garden has an incredibly sunny aspect, breath taking views and is bordered by fields.

Additional Information

The property is connected to mains electricity and water, drainage is to shared septic tank. It is fully double glazed with gas central heating (propane). It is currently on a 'non domestic rates' due to being a holiday let but the previous council tax band was 'C'.

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 15 minute walk along the recently opened 'Wales Coast Path' or a five minute drive.

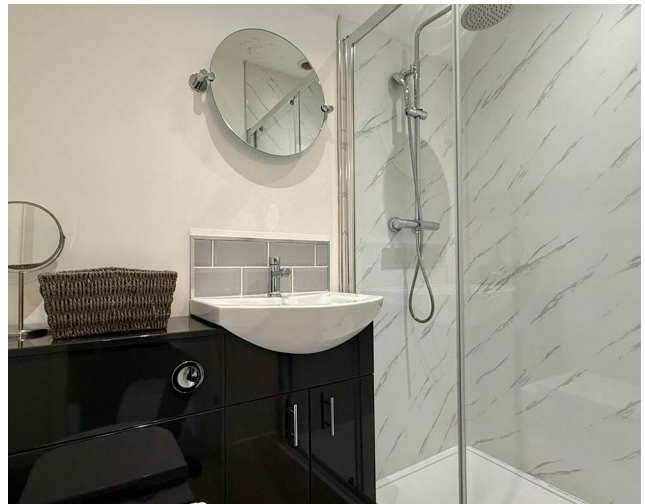
The village of Llanbedr with shops and three superb pubs/restaurants is a five minute drive away or a delightful walk along country lanes and paths. Harlech with its formidable World Heritage Listed castle, beautiful sandy beach and the internationally renowned Royal St David's links golf course just 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.



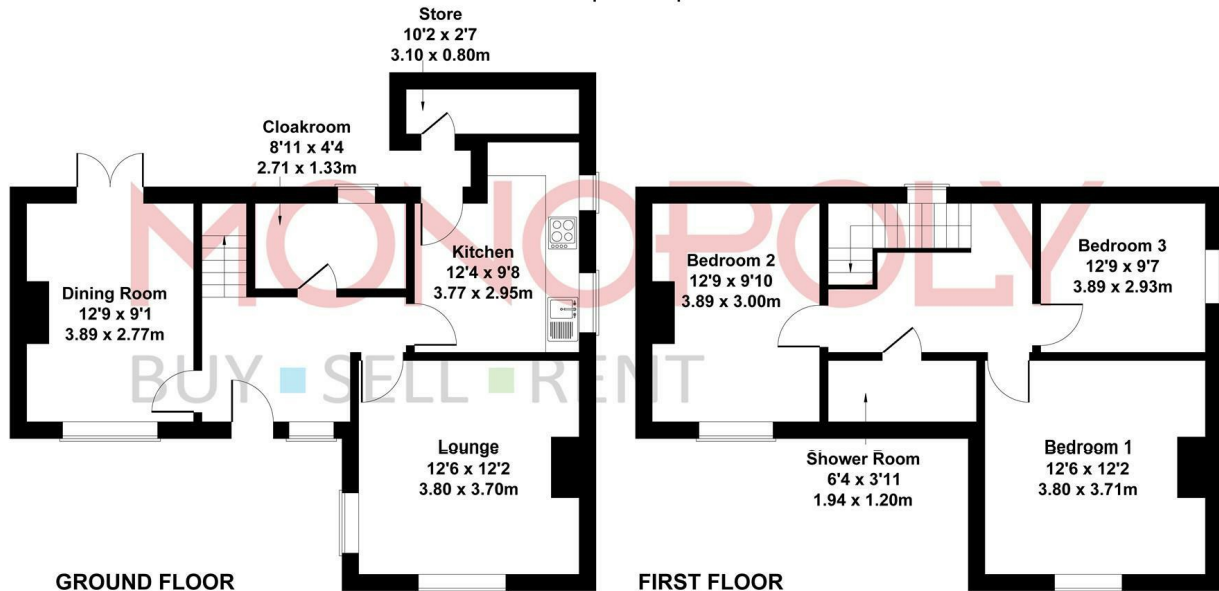






Bryn Derwen

Approximate Gross Internal Area
 1119 sq ft - 104 sq m



not drawn to scale, for illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	39
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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.

