



Pant Glas

Harlech || LL46 2SA

£365,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

Pant Glas

Harlech | LL46 2SA

An attractive 3-bedroom stone faced detached bungalow located in the picturesque village of Llanfair, Harlech and boasting views across fields of the estuary, sea and coastline.

The house features low maintenance sunny gardens providing a blank canvas for keen gardeners or just a lovely environment to relax and enjoy the sea and rural views. With parking available for several cars and even boats or vans, you'll have plenty of space for all your vehicles and outdoor equipment.

There is a large lounge with sea views from both the picture window and also patio door to the garden. There is a fireplace in situ (currently not in use) which could house a wood burning stove. The kitchen/diner is well equipped and spacious and there is a recently refitted shower room. The principal bedroom has sea views, a further double looks over the garden and a single room could also make a perfect home office/study.

Inside, the bungalow is equipped with double glazing and central heating, ensuring a cosy and energy-efficient living environment throughout the year. The property has been well-maintained and immaculately presented.

One of the highlights of this property is its convenient location - within walking distance of two sandy beaches and with countryside walks right on your doorstep, you'll have the best of both worlds at your fingertips. Tucked away in a peaceful setting, yet easily accessible, it is close to transport links and within very easy reach of both the bustling village of Harlech with its historic castle and the popular village of Llanbedr.

Don't miss out on the opportunity to own this lovely bungalow in Llanfair, Harlech. Whether you're looking for a peaceful retreat or a place to enjoy the beauty of nature, this property has it all.

- Detached 3 bedroom bungalow with beautiful estuary, sea and rural views
- Parking for several cars, boats etc
- Low maintenance gardens laid to lawn, patio with sea views
- Large lounge with beautiful views and patio doors to garden, potential for wood burning stove
- Spacious kitchen/diner
- Refitted contemporary shower room
- Principal bedroom with sea views
- Well maintained and immaculately presented, double glazed and central heating
- Walking distance of two sandy beaches and transport links
- NO ONWARD CHAIN



Entrance Porch

Glazed to three sides with slate roof, tiled floor, sea view and door to the entrance hall.

Entrance Hallway

Spacious hall way with open cupboard to hang and tuck away coats and store muddy, sandy boots, shoes. A door leads off to the main accommodation.

Lounge

20'10" × 13'7" (6.36 × 4.16)

This spacious, light and welcoming lounge has estuary, sea and rural views from the picture window and also from the full height patio door to the garden. There is a fireplace with wooden mantle and slate hearth with stove effect electric fire which could be opened up for a cosy wood burning stove. With more than ample room for comfy seating there is also space for a dining table and chairs.

Kitchen/Diner

15'1" × 13'5" (4.6 × 4.09)

Well equipped with a range of wall and base units, built in Zanuzzi oven and grill, built in hob with extractor over, space and plumbing for washing machine and dishwasher and space for fridge freezer. There is a natural dining area with room for a large table and chairs in front of a floor to ceiling picture window and a door leads out to the garden. There is a wood effect cushion floor and window to the garden to the side.

Principal Bedroom

12'5" × 12'0" (3.8 × 3.68)

Beautiful views from the window to the rear are the standout feature of this spacious double bedroom.

Bedroom 2

12'0" × 11'11" (3.68 × 3.65)

A further double with garden views.

Bedroom 3

9'10" × 8'2" (3.01 × 2.5)

A single room with garden views that would also lend itself to a perfect home office.

Shower Room

8'10" × 8'2" (2.7 × 2.5)

Recently refitted with shower cubicle, hand basin in vanity unit, low level WC and heated towel rail. Part tiles wall and wood effect porcelain tile effect flooring. Obscure window.

Attic

The attic is boarded with loft ladder.

Exterior

The property is approached by a short shared drive leading to the private driveway and grounds of Pant Glas where there is a large level tarmac parking area with space for several cars, boats, vans etc. The gardens extend to three sides with flat lawns, raised terrace lawns, bushes, shrubs, feature stone walling and a garden shed. There are beautiful sea views from this sunny garden. Currently low maintenance, there is plenty of garden to keep the most avid gardener happy.

Additional Information

The property is connected to mains electricity and water. Drainage is to septic tank shared with the neighbour. It is fully double glazed with propane gas central heating.

There is a small section of shared driveway from the road to the private drive for Pant Glas.

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

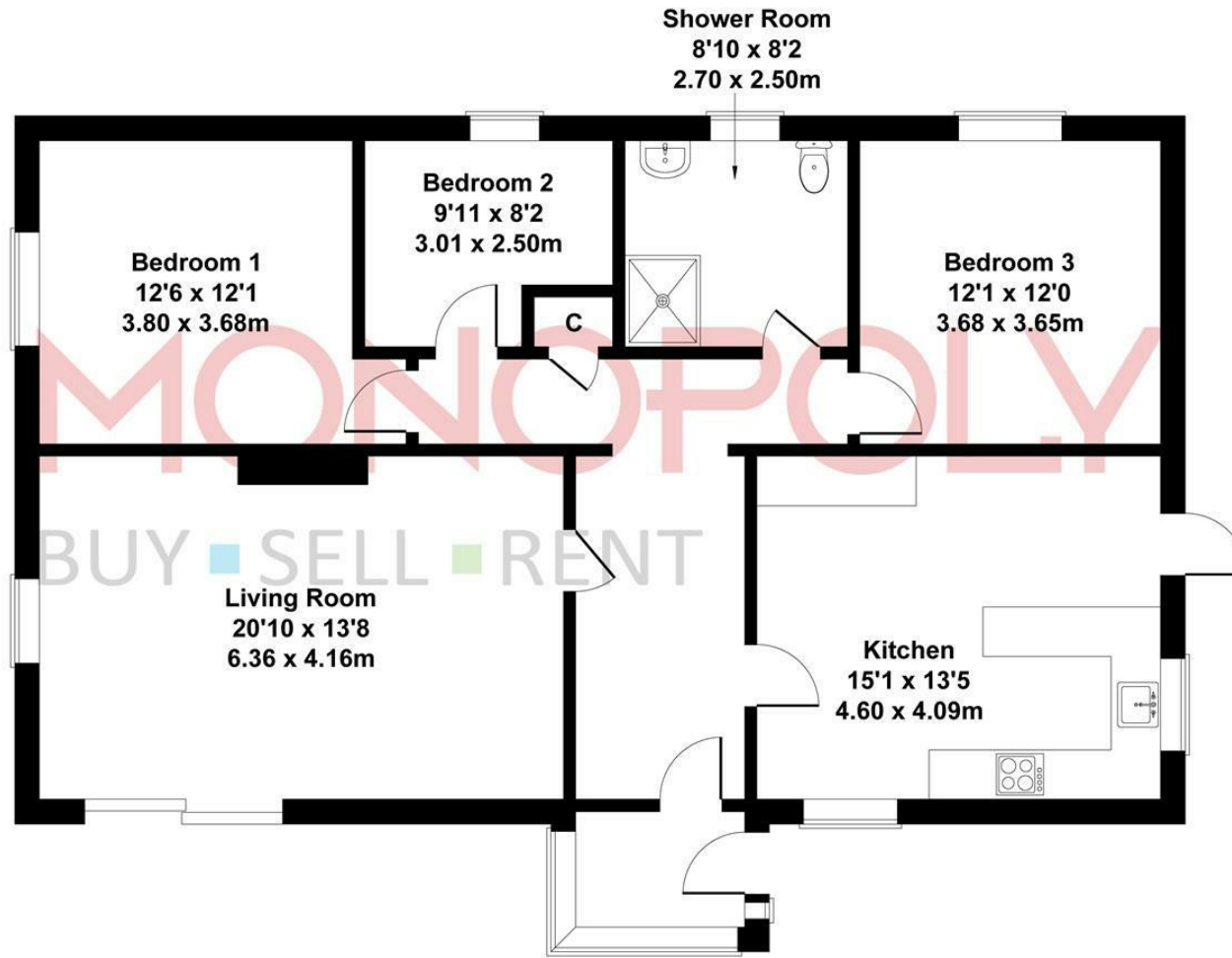
The village of Llanbedr with shops and three superb pubs/restaurants is a five minute drive away or a delightful walk along country lanes and paths. Harlech with its formidable World Heritage Listed castle, beautiful sandy beach and the internationally renowned Royal St David's links golf course just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



Pant Glas

Approximate Gross Internal Area
1206 sq ft - 112 sq m

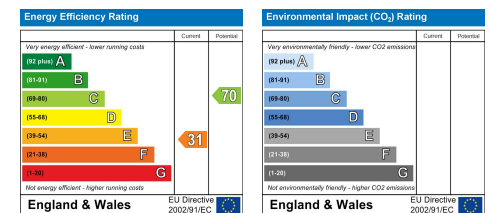


Not to scale for illustrative purposes only

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.







1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT