



Plot 52

Harlech || LL46 2GY

£95,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

Plot 52

Harlech | LL46 2GY

**** Building Plot with Full Planning Permission****

Presenting a fantastic opportunity to build a dream home in a lovely coastal location.

This is a unique opportunity to purchase a very attractive and serviced plot of land with full planning permission to build a 4 bedroom detached property with integral garage free from restrictions in a very popular location.

The plot is serviced with electricity, water and drainage services and even benefits from mountain and castle views. It is easily accessible and located in a popular residential area. Includes a caravan on site.

Full planning permission was granted in May 2022. Full plans are available on request from Monopoly Buy Sell Rent Estate Agents. Reference NP5/61/661A. The plot totals approx 460 sqm.

The stunning golden sands of Harlech beach are just a 20 minute walk away. Plot 52 is well placed within walking distance to the local facilities such as shops, pubs, and medical centre.

Both primary and secondary schools are within easy walking distance as are the train and bus stops.

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.

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.

- Plot of land with Full Planning Permission for 4 bed detached house with integral garage
- Planning permission is granted free from occupancy restrictions
- Full serviced plot with electricity, water and drainage
- Located in popular residential area in coastal village of Harlech
- Walking distance of village amenities and transport links
- Walking distance of secondary and primary school
- Plans available from Estate Agent
- Very easily accessible
- Caravan on site included in sale
- Plot size approx 460 sqm

Schedule of Finishes

- ① Reconstituted Slate - Blue/Black
- ② Black stained Vertical Timber boarding
- ③ White Render
- ④ Woodgrain effect upvc windows & external doors - Anthracite Grey colour
- ⑤ External Joinery trims - Softwood stained Anthracite Grey
- ⑥ Rainwater Goods - Black upvc
- ⑦ Blue/Black Engineering Brick Plinth.

SWYDDFA PARC GENEDI AETHOL

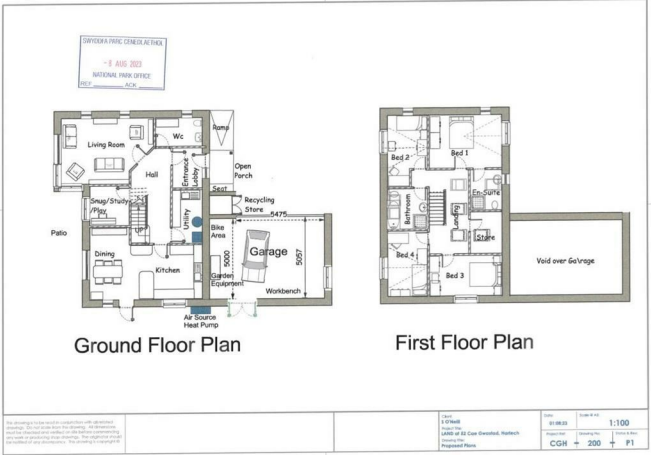
- 8 AUG 2023

NATIONAL PARK OFFICE

REF _____ ACK _____

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| This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified of any discrepancy. The drawing is copyright © | Client: S O'Neill Project Title: LAND of 52 Coe Gwastad, Harlech Drawing Title: Proposed South & West Elevations | Date: 01-08-23 Project Ref: CGH | Scale: B A3: 1:100 Drawing No: 161 Status & Rev: P1 |
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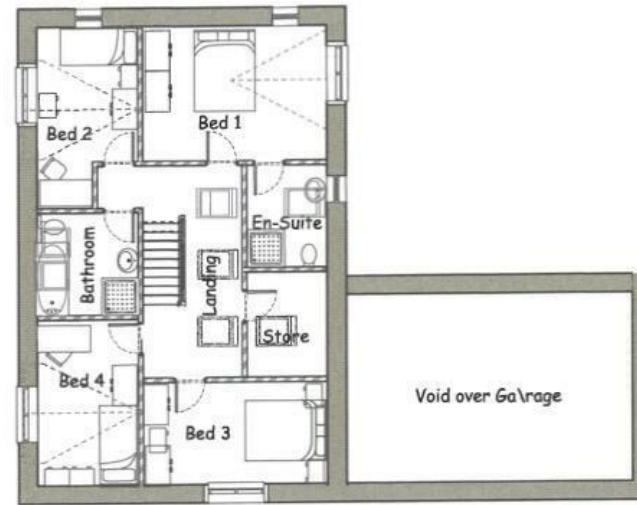




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Ground Floor Plan



First Floor Plan

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Client:
 S O'Neill
 Project Title:
 LAND at 52 Cae Gwaslad, Harlech
 Drawing Title:
 Proposed Plans

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|--------------|----------|---------------|-------|
| Date: | 01-08-23 | Scale: W.A.S. | 1:100 |
| Project Ref: | CGH | Drawing No.: | 200 |
| | | Status & Rev: | P1 |

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.



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