



Gwernan

Harlech || LL46 2PY

£385,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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The epitome of coastal living, Gwernan is a beautiful detached former coach house thoughtfully renovated and extended to offer a perfect blend of modern living plus traditional charm just minutes walk from the expansive sandy beach.

The accommodation is both flexible and spacious, featuring 2 reception rooms and 4 well-appointed bedrooms, two conveniently located on the ground floor with access to the gardens. There are 4 bathrooms (2 en-suites) ensuring comfort and privacy for family members and guests alike. An additional cloakroom adds to the practicality of this delightful home.

Boasting an impressive open-plan living/dining area, enhanced by a cosy log burner and patio doors opening to the charming courtyard garden, the room is flooded with natural light and has a wonderful view of the historic castle. The luxurious kitchen is semi open plan to the lounge/diner presenting a perfect flow for entertaining.

The first-floor sitting room serves as a tranquil retreat, ideal for relaxation, hobbies or as a home office. The property also offers ample parking, complete with an electric charging point, catering to modern needs. The charming courtyard gardens over 3 sides are very private with a sunny aspect.

Situated just a ten-minute walk from the beach, via private track and across scenic sand dunes, this home is also within walking distance of local village amenities, transport links, and the prestigious Royal St David's Golf Club. The wealth of opportunities this flexible property presents makes it perfect for a growing family, accommodating guests, or even an income generation.

Additionally, an external workshop completes the facilities which make this property a fantastic investment in the best of coastal living. With its unique features and prime location, this home is a rare find that promises a lifestyle of comfort and convenience.

- Detached 4 bedroom former coach house minutes from the beach
- Extended and renovated to an incredibly high standard, beautifully presented and full of light and space
- 4 bathrooms plus cloakroom/WC
- Impressive lounge/diner with log burning stove, patio doors and castle view
- Luxury kitchen semi open plan to lounge creating a perfect entertaining space
- Two ground floor bedrooms both patio doors to courtyard garden
- Large first floor sitting room, 2 bedrooms and 2 bathrooms
- Charming courtyard gardens with workshop and parking and electric charging point
- 10 minute walk to beach along footpaths through the sand dunes



Entrance Porch

With slate roof, exposed stone walling and slate floor. Door to entrance hall.

Entrance Hall

A welcoming hallway with solid wood flooring, vaulted ceiling and wooden staircase to the first floor, with galleried landing. Door to cloakroom, lounge/diner and ground floor bedroom 1.

Lounge/Diner

29'8" x 17'6" (9.05 x 5.35)

An impressive spacious and welcoming room, flooded with light through triple aspect windows fitted with attractive wooden shutters and French doors opening to the patio and courtyard garden providing wonderful views of Harlech Castle. There is solid wooden flooring throughout and a multi fuel stove on slate hearth.

Kitchen

14'8" x 11'6" (4.48 x 3.52)

A luxurious recently refitted kitchen with high end integrated NEFF appliances, marble counter and breakfast bar, Kamdean flooring and contemporary wall tiles. There is an integrated double oven and grill with extractor over, integrated dishwasher, electric 5 ring hob, recycling drawer, boiling hot water tap and space for American style fridge /freezer. Semi open plan to the lounge/diner with door to utility.

Utility Room

8'2" x 6'9" (2.5 x 2.06)

With space and plumbing for the washing machine, space for fridge freezer, wall, base and larder style storage units plus counter and window to side. Door to bathroom and door to bedroom 2.

Ground Floor Bedroom 1

16'7" x 14'2" (5.07 x 4.32)

A large double bedroom with French doors to garden and dual aspect windows. Solid wooden floor and door to en-suite.

En-suite to Bedroom 1

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

With white suite comprising of shower cubicle, low level WC, hand basin, heated towel rail, obscure window and wooden flooring.

Ground Floor Bedroom 2

12'9" x 15'5" (3.9 x 4.72)

A further generous double with exposed painted ceiling beams, wooden flooring, dual aspect windows and door to garden. The bathroom is adjacent and an en-suite could be created for this bedroom if desired.

Ground Floor Bathroom

7'1" x 6'8" (2.17 x 2.04)

With white suite comprising of panelled bath, hand basin, low level WC, wooden flooring and obscure window.

Cloakroom

From the entrance hall with low level WC and hand basin.

First Floor

The first floor galleried landing has exposed ceiling beams and joists and opens to the large sitting room, bathroom, and double bedrooms 3 and 4.

Sitting Room

26'2" x 15'8" (7.99 x 4.80)

Currently used as an additional sitting room but would equally lend itself to a fantastic space for hobbies, home office and over flow accommodation. A characterful room with exposed painted beams





and two roof light windows. Door to bathroom and door to bedroom 4. Some restricted head room.

First Floor Bathroom

White suite with bath having central shower attachment, hand basin in vanity unit, low level WC, heated towel rail, and LED lit mirror cabinet with charging point. Karndean flooring, obscure window to side plus roof light window.

Bedroom 3

15'1" x 13'6" (4.6 x 4.14)

An attractive room with 2 roof light windows, storage/ wardrobe area and some restricted headroom. Door to en-suite:

En-Suite Bedroom 3

7'4" x 7'8" (2.25 x 2.35)

White suite comprising of shower cubicle, hand basin in vanity unit, low level WC, heated towel rail, LED lit mirror cabinet with charging point. Karndean flooring, roof light window and under eaves storage.

Bedroom 4

16'2" x 20'11" (max) (4.94 x 6.4 (max))

This large room has a vaulted ceiling with exposed painted beams, two roof light windows plus additional window to the front with views over the dunes to the coast. Some restricted headroom.

Workshop

To the rear of the property with window, electricity and plumbing. Plenty of storage, shelving, work counter space and plumbing for a washing machine and tumble drier.

Gardens

The low maintenance courtyard gardens extend to three sides. These are totally enclosed and incredibly private with a gated entrance and bound by stone walling. There are patios, block paving, borders and beds with a large variety of colourful bulb, plants, shrubs and trees. There is small natural pond, plentiful parking areas and an electric charging point. In addition there is a lean to greenhouse.

The gardens have a very sunny aspect and to the front is a view of the magnificent Harlech castle.

Additional Information

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

Harlech and its Surrounds

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.

Harlech has a wealth of traditional architecture, shops and restaurants. Not only having stunning golden sands Harlech boasts superb local facilities such as the railway station, shops, pubs, buses, medical centre and schools. 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.



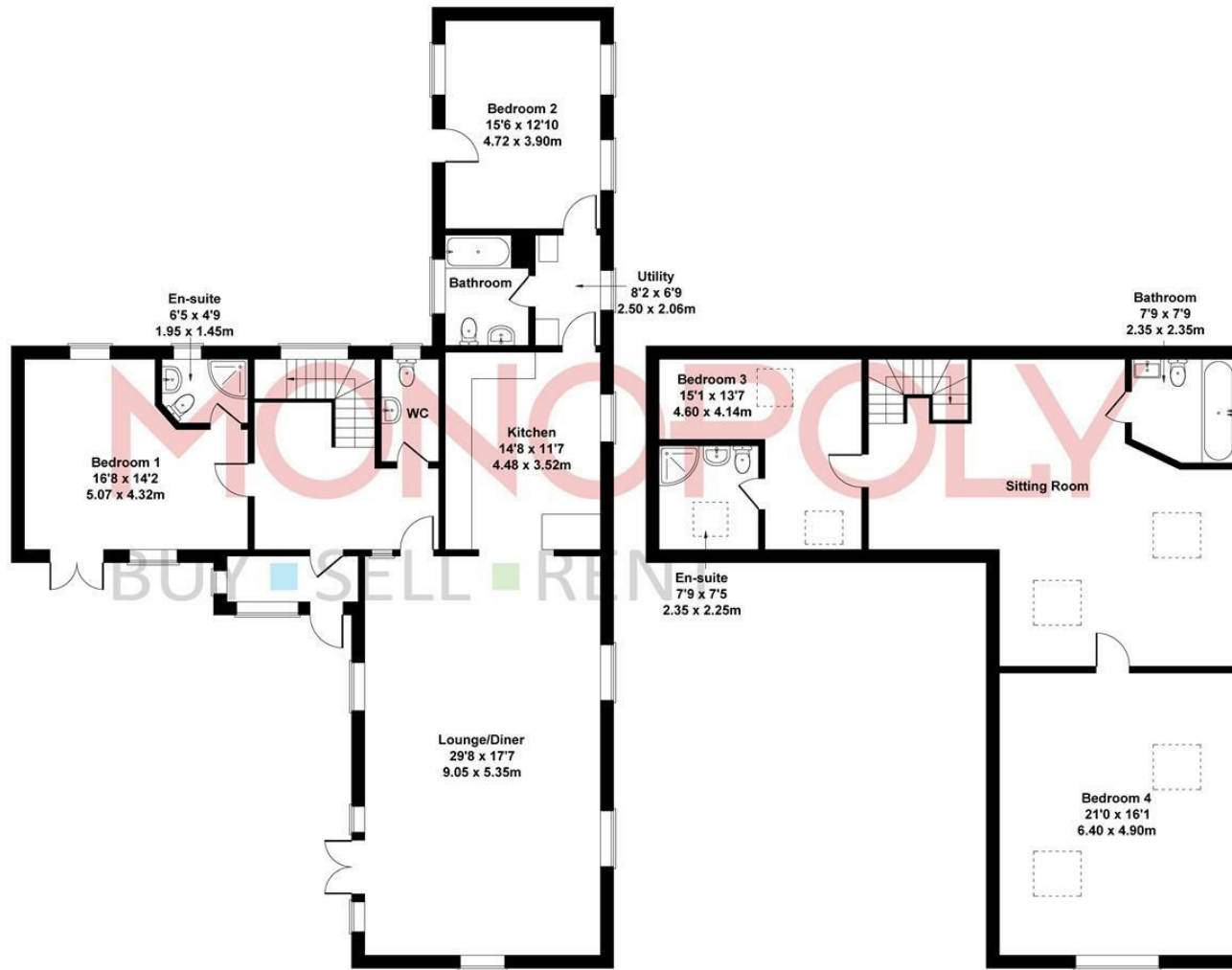
The Rhinog mountain range provides the spectacular backdrop to the town which is one of the most rugged and remote terrains to be found in Wales. The mountains and hills provide hiking and walking opportunities for all ranges of abilities.





Gwernan

Approximate Gross Internal Area
2605 sq ft - 242 sq m



GROUND FLOOR

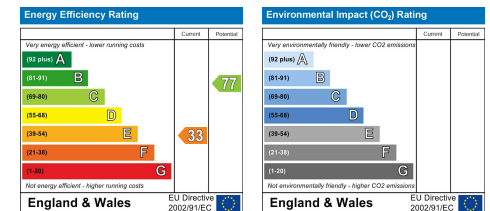
FIRST FLOOR

Not 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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