



Y Bwthyn

Harlech | LL46 2SB

£319,950

MONOPOLY®
BUY ■ SELL ■ RENT



Y Bwthyn

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Located in the charming seaside village of Llandanwg, Harlech, this delightful three-bedroom detached cottage is a true gem, brimming with character and warmth. Just a few minute's walk from the stunning beach, this property offers the perfect coastal retreat for those seeking a tranquil lifestyle by the sea.

This unique picture postcard pretty cottage will be sure to capture the hearts of everyone seeking a traditional Welsh cottage by the sea. A large inglenook fireplace, complete with a wood-burning stove, serves as a focal point in the inviting living space. The exposed floorboards and a wealth of beamed ceilings add to the cottage's traditional charm, creating a cosy atmosphere that is both welcoming and homely. Quarry-tiled flooring and exposed floorboards further enhance the appeal, making this home a delightful blend of old-world charm and modern convenience with a first floor bathroom, well equipped kitchen and double glazing.

The property benefits from off road parking for one car plus a charming self contained well-maintained lawned garden with sunny aspect and sea views from the raised decking area, providing a perfect outdoor space for relaxation or entertaining.

This is an amazing opportunity to acquire a traditional cottage in a fabulous location, ideal for those who appreciate the beauty of coastal living. With excellent transport links nearby, you can easily explore the stunning landscapes and attractions that North Wales has to offer. Whether you are looking for a permanent residence, holiday home, or business opportunity, this cottage is sure to capture your heart and provide a wonderful seaside lifestyle. Don't miss out on the chance to make this coastal dream your own.

- 3 bed detached stone cottage minutes from the beach
- Bursting with traditional charm and character
- Gardens and parking
- Sea, estuary, mountain and rural views
- Inglenook fireplace, wood burning stove, beamed ceiling, exposed floorboards and quarry tiled floor
- Walking distance of award winning sandy beach with cafe, dunes and harbour
- Close to transport links
- Fully double glazed
- Well equipped kitchen and first floor bathroom
- NO ONWARD CHAIN, currently a second home and previously a successful holiday rental



Entrance Hall

Lounge

9'8" x 15'6" (2.97 x 4.73)

The focal point of this charming room is the large inglenook stone fireplace which spans the entire wall and features a wood burning stove and log store alcove. In addition this characterful room has exposed ceiling beams, quarry tiled floor and a window to the side with deep sill. A door leads to the rear porch and out to the garden and a door leads to kitchen.

Kitchen

5'9" x 15'6" (1.77 x 4.73)

With dual aspect windows to the side with deep sills and a range of base units with wood effect counter over, Belfast sink, space and plumbing for a washing machine, space and plumbing for a slim line dishwasher, space for fridge, built in oven with hob. There are exposed beams, quarry tiled flooring and a useful under stairs pantry cupboard. An additional window looks out to the entrance hallway.

Rear Porch

3'6" x 5'4" (1.08 x 1.63)

With roof light window and door to the garden.

First Floor Landing

With part timber clad walls, exposed floor boards and window with sea and rural views.

Bedroom 1

14'1" x 9'8" (4.31 x 2.97)

With exposed wooden flooring, period fire place and window to the front with countryside views.

Bedroom 2

8'4" x 11'3" (2.55 x 3.45)

With exposed floorboards and window to the front with countryside views.

Bedroom 3

10'6" x 7'5" (3.22 x 2.27)

This room has rural views, exposed floor boards and period fireplace.

Bathroom

5'9" x 5'9" (1.76 x 1.76)

With modern white suite comprising of bath with tongue and groove panelling and shower over, hand basin and low level WC. Part tiled and part wood panelled walls, access to loft and window to the rear.

Garden

The property is located within a pretty courtyard of traditional stone cottages and is approached via Y Bwthyn's private pathway to the front door. To the front of the cottage are flower beds and borders. To the rear is a good sized garden with elevated decking providing sea, rural and mountain views and leading on to a good sized flat lawn with mature flowers, bushes and shrubs. Steps lead down to the rear porch. There is a Ketler shed with electric and space for a tumble drier, a brick built lean to store with electric.

A side gate opens to the parking area which has space for one car.

Parking

There is space to the side of the property for one car and a pedestrian gate leads from the parking space to the rear garden and the door to the rear porch.

Additional Information

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

Broadband is high speed fibre

Llandanwg and its Surrounds





Llandanwg between Barmouth and Harlech, is famous for its beautiful beach and medieval church in the dunes which stands just a stone's throw from the sea. The beach is sheltered from strong winds, making it a perfect place for relaxation. It's popular with fishermen – the local catch includes dogfish, bass, flatfish and mackerel. It has its own beachside cafe and Pensarn Harbour is nearby. The Welsh Coastal path and other scenic walks are on the doorstep. It has a railway station served by the Cambrian Coastline railway which offers links to local towns, the Midlands and beyond. It's close to the castle town of Harlech, a popular resort offering a range of facilities including shops, schools, swimming baths, petrol station and the Royal St David's Golf Club.

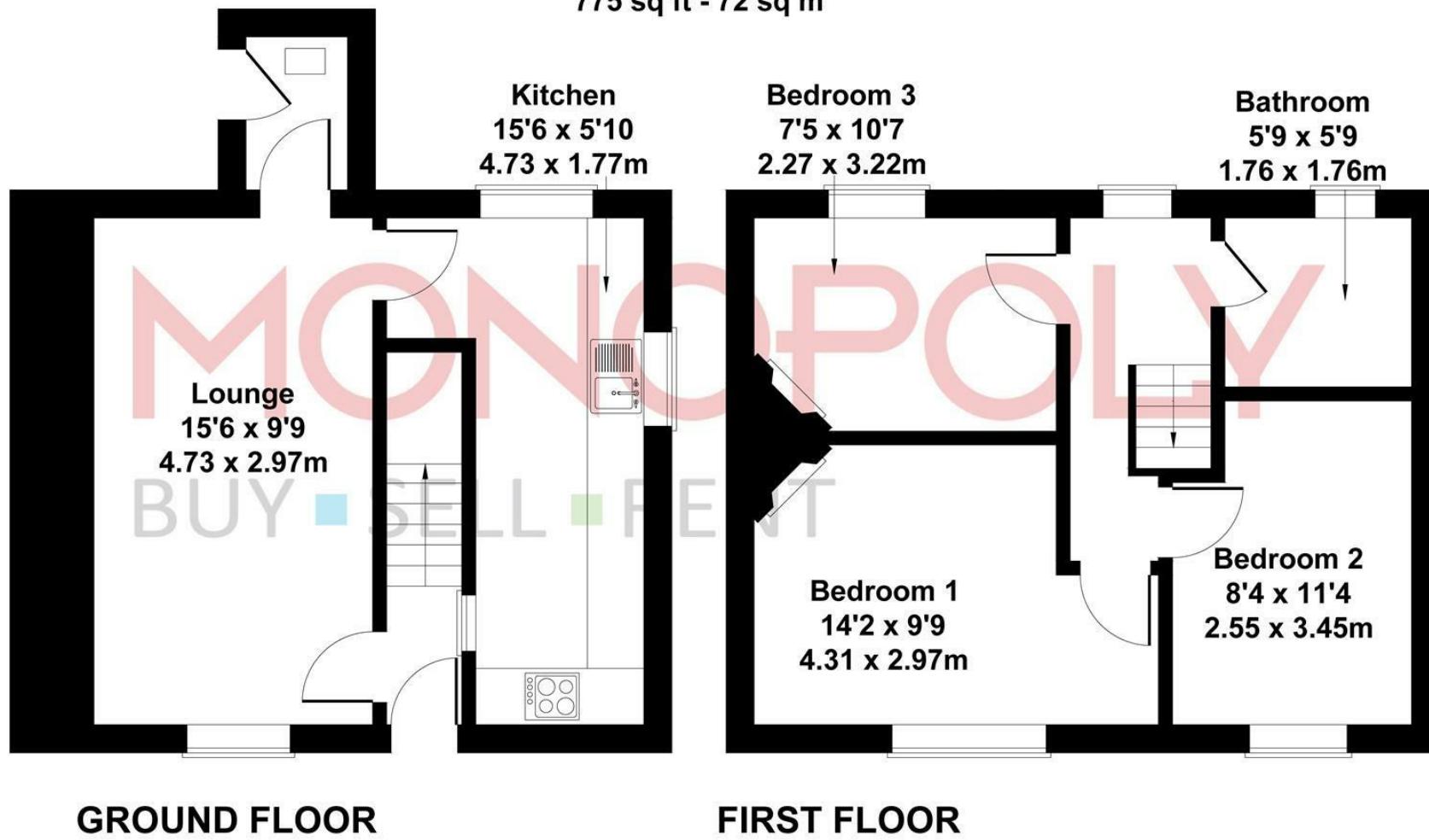






Bwthyn Llandanwg

Approximate Gross Internal Area
775 sq ft - 72 sq m



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.

Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		88	
		15	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			

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

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