



Gorwel,

Harlech || LL46 2UA

£335,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



Gorwel,

Harlech || LL46 2UA

With fantastic expansive sea views, 3 double bedrooms, low maintenance gardens, in sight of the World Heritage listed castle and driveway parking plus garage; in summary this 3 bedroom period property is the perfect coastal home. Gorwel loosely translates to "Horizon" and it is aptly named as views are spectacular and far reaching and with a southerly aspect the house and garden are designed to maximise these.

The house is light and airy, beautifully presented with a large open plan lounge / diner with multi-fuel burner, well equipped kitchen and conservatory to the ground floor. There are 2 double bedrooms and a family bathroom to the first floor and a large double bedroom in the eaves to the second.

To the rear there is a low maintenance courtyard garden with sea and castle views, a lawn to the side and further courtyard to the front. At the side there is driveway parking and a garage.

Harlech high street is just minutes walk away as is the historic castle, and the glorious sandy Harlech beach is an easy stroll across the Royal St Davids golf course and dunes.

- Expansive breathtaking sea views
- 3 double bedrooms period semi detached home
- Multi fuel stove in lounge
- Low maintenance gardens to 3 sides
- Walking distance to beautiful sandy beach
- Beautifully presented with lovely features
- Conservatory
- Driveway parking and garage
- Minutes walk from Harlech High Street and historic castle
- Fully double glazed and centrally heated



Entrance Hall

4'7" × 17'0" (1.4 × 5.2)

With stripped wooden flooring and doors off to the lounge/diner and kitchen. There is useful understairs storage and stairs with wooden banister rise to the first floor.

Lounge/Diner

25'1" × 10'6" (7.66 × 3.22)

A lovely room with feature bay window to the front with seating area positioned to enjoy the views over the golf course, dunes and up Twt Hill. There is a cosy multi-fuel stove and a dining area to the rear with ample room for a large table and chairs. Glazed doors open to the conservatory.

Conservatory

8'7" × 8'3" (2.63 × 2.54)

Glazed to three sides with arch to kitchen and door to the patio and garden at the rear. Double glazed French doors also open to the lounge/diner and the whole of the ground floor has a pleasing flow.

Kitchen

14'4" × 7'1" (4.39 × 2.17)

With stripped wooden flooring and a range of base units under solid wooden worktop. There are wall units, a pantry cupboard and solid wood shelving. A window looks over the garden and an archway leads to the conservatory. There is space for an oven, space for under counter fridge and space and plumbing for a washing machine & dishwasher.

Principal Bedroom

15'8" × 10'8" (4.78 × 3.26)

A large room with spectacular sea views from the dual aspect windows to the front. With stripped wooden flooring a feature archway and a range of built in wardrobes.

Bedroom 2

10'6" × 6'11" (3.22 × 2.12)

A generous double bedroom with window to the side and stripped wooden flooring.

Bedroom 3

15'0" × 12'5" (4.58 × 3.81)

On the third floor this lovely room in the eaves benefits from a stunning view from the window to the front. This is a lovely double bedroom full of character with stripped wooden flooring, wooden panelling to the walls, sloping ceilings (some restricted headroom) and under eaves storage cupboard.

Bathroom

12'5" × 6'11" (3.8 × 2.12)

A spacious bathroom with white suite comprising of low level WC, hand basin, bath and separate shower cubicle. Light and bright with white painted wooden flooring, white wood panelling to ceiling over the bath, window to the side and useful airing cupboard.

Garage and Driveway

There is driveway parking for one car and a single semi-detached garage in front of this providing additional parking and useful storage. The driveway is shared with a neighbour who has their own separate designated parking area.

Exterior

The gardens extend to three sides. To the front there is an enclosed gated courtyard bound by stone walling with seating area to enjoy the views. A path leads round to the rear via rockeries and lawn. The rear garden is delightful laid to patio and stone chippings with mature bushes and trees providing interest and an attractive backdrop. From the garden there are expansive sea and coastal views across Cardigan Bay and over to the Llyn Peninsula. This is





the perfect spot for day time sunbathing and evening BBQ's and sunset watching. To the rear of the garden there is a backdrop of woodland, and when the trees are not in leaf, there are Castle views through the branches.

Additional Information

Gorwel is connected to mains electricity, water and drainage. It is fully double glazed with LPG gas central heating supplemented by the multi-fuel stove.

Harlech and its Surrounds

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

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 just a five minutes walk from Gorwel.

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.

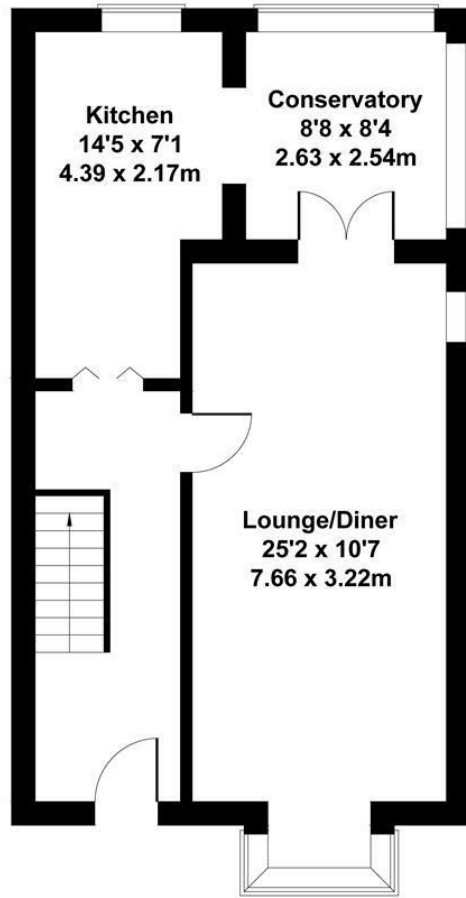




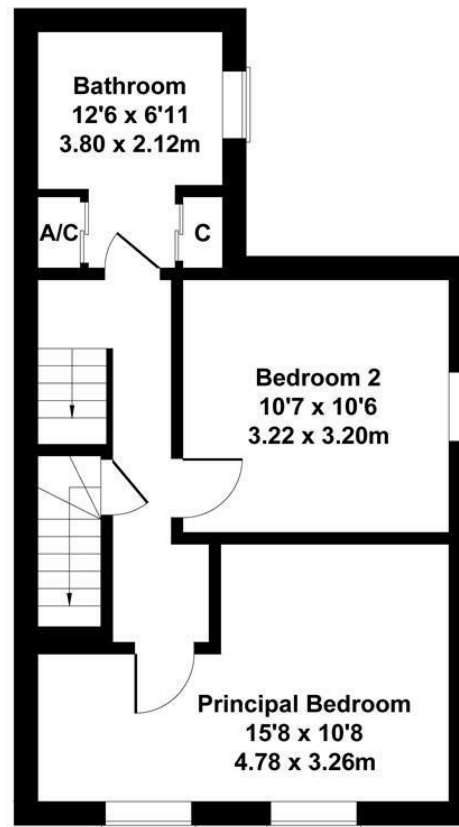


Gorwel

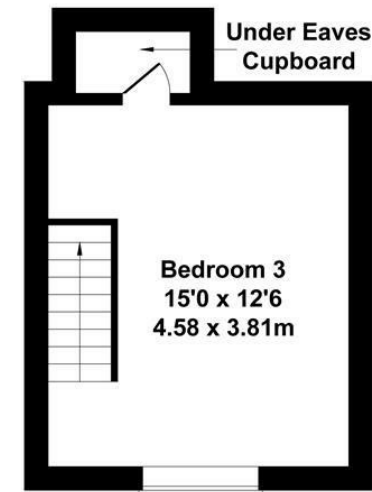
Approximate Gross Internal Area
1195 sq ft - 111 sq m



GROUND FLOOR



FIRST FLOOR



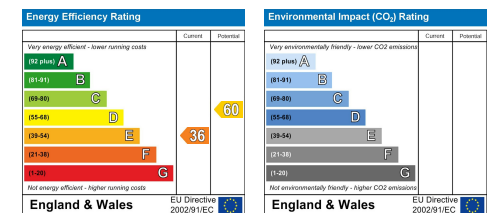
SECOND FLOOR

Not Drawn to Scale. Produced by The Plan Portal 2021
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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.
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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

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