



Llys Helyg  
Harlech || LL46 2UB

£295,000

**MONOPOLY**  
BUY ■ SELL ■ RENT









# Llys Helyg

Harlech || LL46 2UB

Located beneath the castle in the coastal town of Harlech, this handsome five-bedroom Victorian townhouse is a true gem. The property spans three generous floors, offering ample space for both family living and entertaining. The house boasts two inviting reception rooms, perfect for relaxing or hosting guests, alongside two well-appointed bathrooms that cater to the needs of a growing family.

One of the standout features of this home is its delightful courtyard garden, which provides a perfect place to unwind, host BBQ's and for pets and children to enjoy, all while being set against the stunning backdrop of Harlech Castle. The property also includes parking for one car and a garage/store/utility perfect for outdoor equipment, beach paraphernalia, bikes etc ensuring that all practical needs are met.

Inside, the home is beautifully presented, showcasing attractive features such as bay windows and high ceilings that enhance the sense of space and light throughout. The well-proportioned rooms create a warm and inviting atmosphere, making it an ideal setting for both family life, entertaining visitors and working from home.

Situated within walking distance of the beach, golf course, local amenities, and excellent transport links, this property offers the perfect blend of convenience and coastal charm. With no onward chain, this home is ready for you to move in and start creating lasting memories.

Whether you are seeking a family residence, a holiday retreat, or investment property (ideal as a holiday rental) or a space for home working, this Victorian residence is a remarkable opportunity not to be missed.

- 5 Bedroom Victorian town house
- Courtyard garden
- Off road parking and garage/store/utility
- Castle and dune views
- 2 Reception rooms and 2 bathrooms
- Wood burning stove in lounge
- Beautifully presented, flexible accommodation
- Double glazed, oil fired central heating
- Minutes walk to beach, golf course, village amenities
- NO ONWARD CHAIN





### Entrance Hall

Setting the scene this spacious and welcoming hallway has attractive tiled flooring, doors to lounge, dining room and kitchen. Stairs rise to the first floor.

### Lounge

11'3" x 11'5" (3.45 x 3.48)

A very attractive room with large bay window to the front and cosy wood burning stove in feature fireplace.

### Dining Room

11'3" x 9'1" (3.45 x 2.78)

With window to rear courtyard and tiled floor. The perfect space for a large dining table and chairs.

### Kitchen

8'2" x 9'11" (2.5 x 3.03)

Well equipped adjacent to the dining room and with door to rear courtyard garden. There is a range of wall and base units, space for oven, space for fridge freezer, tiled floor and window to the rear. The washing machine and tumble drier are housed in the utility room.

### Principal Bedroom

11'3" x 11'5" (3.45 x 3.5)

A spacious double with large bay window to the front looking out towards the Morfa Dunes and golf course with space for seating and an ideal spot to relax and enjoy the spectacular sunsets. With 5 bedrooms in total, accommodation is plentiful and this room would also make a perfect first floor sitting room.

### Bedroom 2

11'3" x 9'2" (3.45 x 2.8)

A further double with window to the rear.

### Bedroom 3/Home Office

6'2" x 8'2" (1.9 x 2.5)

A single room which would lend itself to a perfect home office, hobby room etc.

### First Floor Bathroom

8'2" x 6'2" (2.49 x 1.9)

Beautifully proportioned with large walk in shower, white ceramic hand basin, new tile effect vinyl flooring and window to the rear.

### First Floor WC

4'7" x 3'3" (1.4 x 1)

Conveniently separate to the shower room with low level WC,

### Bedroom 4

11'3" x 11'5" (3.45 x 3.50)

On the second floor with window to the front looking over to the coast with views of the dunes.

### Bedroom 5

11'3" x 9'2" (3.45 x 2.8)

A further double with window to the rear and views of Harlech castle.

### Second Floor Shower Room

6'2" x 7'10" (1.9 x 2.4)

Serving the two bedrooms on this floor, with white suite comprising of shower cubicle, hand basin and low level WC. Attractive tile effect vinyl flooring and window to the front.

### Utility, Store, Garage

9'10" x 14'5" (3 x 4.4)

Across the courtyard is the utility/store room with space and plumbing for a washing machine and tumble drier plus the oil boiler and tank. There is space for garden equipment and furniture.

### Courtyard

The pretty courtyard is totally enclosed with access









out to the lane beyond. Ideal for pets and children. There are flagged seating areas, stone wall features and plenty of space for pots and plants all with a spectacular view of the castle.

#### **Parking**

To the front is off road parking for one small vehicle. Further off road parking is available just minutes walk from the property.

#### **Additional Information**

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

#### **Harlech and its Surrounds**

The stunning golden sands of Harlech beach are just a 20 minute walk away. Llys Helyg 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.

Harlech has a wealth of traditional architecture, shops and restaurants. It also boasts the internationally renowned Royal St David's links golf course just across the road from Llys Helyg. 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.







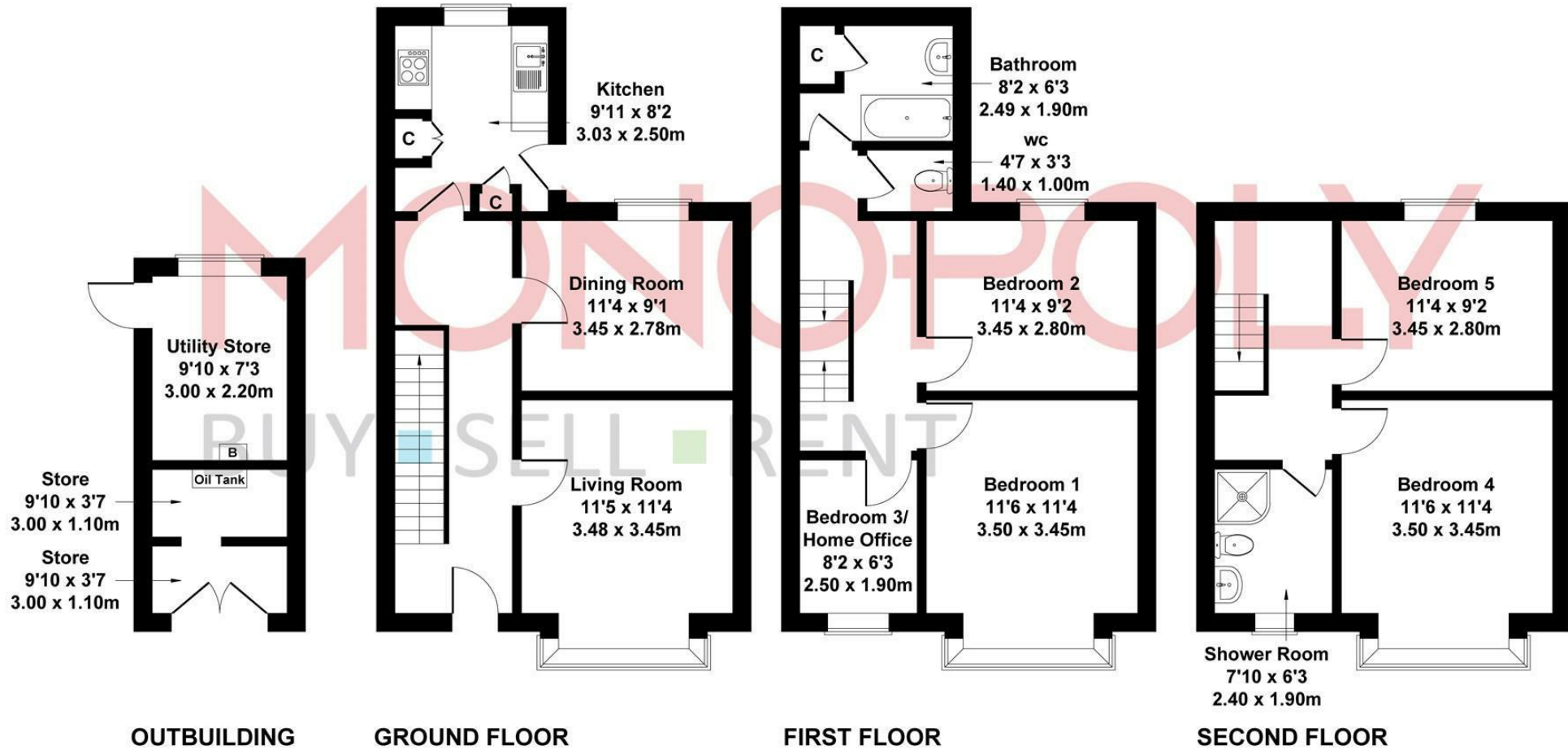






# Llys Helg

Approximate Gross Internal Area  
1485 sq ft - 138 sq m  
(Including Outbuilding)



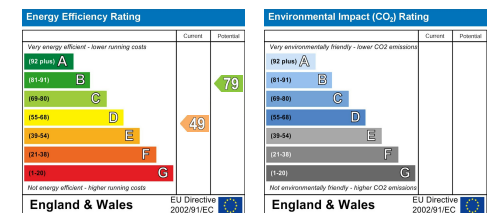
not drawn to scale for illustrative purposes only

## 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.













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