



## Plas Apartment

Harlech || LL46 2YA

£279,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Plas Apartment

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In the heart of the bustling boutique Harlech High Street, this rare find is a beautifully refurbished apartment that offers a unique blend of modern luxury and historic charm, plus outside space and private parking. Set within an historic building, it has been meticulously updated to a very high standard, ensuring that every detail has been thoughtfully considered. Attractive original features have been preserved including feature fireplaces (not in use) deep skirting boards, coving, picture rails and solid wooden doors.

The apartment boasts two spacious double bedrooms, complemented by an additional study/hobby room, perfect for those seeking a quiet space to work, indulge in creative pursuits or to put up occasional guests.

The spacious lounge diner is an inviting area with period fireplace and French doors opening out to the large raised terrace, ideal for both relaxation and entertaining. The adjacent contemporary kitchen is well-equipped. The refitted bathroom features both a shower and a bath and has a period style presentation complete with Victorian feature fire place.

One of the standout features of this property is the expansive terrace with a glass balustrade that offers breathtaking, far-reaching coastal views. This outdoor space is perfect for enjoying sunny breakfasts, lazy afternoons or hosting gatherings with friends and family watching the sun sink down over the sea.

With the added benefit of private parking, convenience is at your doorstep. The long, flexible lease provides for commercial holiday rentals and pets, making this an excellent investment opportunity. There is no onward chain, allowing you to be the first occupiers of this stunning refurbished apartment and with all white goods included, it is ready to move into and enjoy.

This property is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, elegance, and the allure of coastal living. Don't miss the chance to make this exceptional apartment your own.

- Outstanding 2 bedroom apartment with private outside space and breathtaking views.
- Rare benefit of private parking space in sought after high street location
- Large lounge/diner and additional study/home office/hobby room
- Beautiful raised terrace with glass balustrade and coastal and picturesque roof top views
- Recently refurbished to a high standard, presenting a contemporary interior within historic period building
- Long flexible lease allowing commercial holiday letting
- Contemporary well equipped kitchen, with all white goods included
- Attractive period style contemporary bathroom with shower and separate bath
- Within Grade II listed building with many original features including period fireplaces (not working)
- First floor apartment above local chemist





### Entrance Hall

A flight of external steps lead to a small lobby shared with the next door flat. A private door then opens into the hallway for the Plas Apartment. The spacious hallway has wood effect laminate flooring, a useful store cupboard and alcove for hanging coats and storing boots and shoes. Doors lead off to the accommodation.

### Lounge/Diner

A spacious light and airy room with wood effect laminate flooring and feature fireplace. French doors open fully to the terrace and a window to the side has garden and coastal views.

### Raised Sun Terrace

22'5" x 13'1" (6.85 x 4.01)

A standout feature is this large private terrace with slate effect tiled floor and glass balustrade. From here views are expansive across the Morfa dunes, Royal St Davids Golf Course, the Llyn Peninsular and Cardigan Bay. It also provides a birds eye view of the historic picturesque buildings and gardens of Harlech. French doors from the lounge open to the terrace which is large enough for alfresco dining furniture, multiple sun loungers and colourful planters.

### Kitchen

Well equipped with a range of wall and base units with contemporary tiled splash backs. Complete with integrated oven and hob with extractor over, built in washing machine, built in dishwasher and free standing fridge freezer. With recessed spotlights, wood effect laminate flooring and window to the side with garden and sea views.

### Bedroom 1

15'2" x 11'6" (4.63 x 3.53)

A generous double with feature fireplace, wood effect laminate flooring, ceiling coving and window to

the front with attractive outlook over the High Street to the historic church and quaint Harlech buildings.

### Bedroom 2

12'11" x 9'10" (3.95 x 3.01)

A further double with feature fireplace, wood effect laminate flooring, ceiling coving, picture rails and window to the front with attractive outlook over the High Street to the historic church and quaint Harlech buildings.

### Study/Occasional Bedroom 3

8'3" x 6'6" (2.52 x 2)

A charming room with low window to the rear, feature internal obscure sash window to the side and wood effect laminate flooring. Ideal as a study, home office, hobby room or putting up occasional guests.

### Bathroom

11'7" x 7'8" (3.54 x 2.36)

Completely refitted with a period style presentation including a wooden panelled bath with mixer attachment, shower cubicle, low level WC and hand basin in vanity unit. There is attractive tile effect flooring, part tiled, part wood panelled walling and a feature fireplace. With heated towel rail and window to the front.

### Parking and External

The apartment benefits from a private parking space to the front. Should additional parking be required, a council permit can be obtained for the public carpark just a few minutes walk away.

From the High Street a locked gated entrance opens to a path leading to the rear and the external stairs leading up to the property.









**Tenure**

The property is leasehold with a new lease created of 999 years. The lease allows commercial holiday letting and pets.

Any service charges/maintenance fees will be divided with the retail unit (Harlech Chemist) below, and adjacent apartments, please ask agent for further information.

**Additional Information**

The property is connected to mains electricity, water and drainage. It benefits from newly installed electric heating though out.

The property is Grade II listed.

**Harlech and its Surrounds**

The stunning golden sands of Harlech beach are just a 20 minute walk away. The apartment 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 few minutes walk from the apartment.

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.





# Plas Apartment

Approximate Gross Internal Area

969 sq ft - 90 sq m



Not 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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