



13

Harlech | LL46 2NZ

£295,000

MONOPOLY®  
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Ideally located in Lower Harlech, Ty Canol presents an exceptional opportunity to acquire a delightful property boasting three well-proportioned bedrooms, making it an ideal family home. Its prime location ensures easy access to a variety of local amenities, including the beautiful beach, reputable schools, and convenient transport links.

The house has been thoughtfully extended to feature a spacious kitchen diner, perfect for family gatherings and entertaining guests. Adjacent to this area is a sun room with patio doors to the enclosed rear garden. The generous lounge provides a comfortable space for relaxation, while a ground floor cloakroom adds to the practicality of the layout.

For those who appreciate outdoor space, the property offers gardens to both the front and rear, providing a lovely setting for outdoor activities or simply enjoying the fresh air. The long driveway and garage ensure ample parking for multiple vehicles, a valuable asset in this sought-after location.

Additional features include built-in wardrobes in two of the bedrooms, further cupboards to the first floor landing provide plenty of storage solutions, and the entire property benefits from full double glazing (replaced just 3 years ago) and central heating, ensuring comfort throughout the year.

Ty Canol is a wonderful family home that combines space, convenience, and a desirable location, making it a must-see.

- 3 bedroom extended house with sunroom, garage, parking and garden
- Ideal location - convenient for all amenities, beach and transport links
- Large kitchen/diner
- Spacious living room
- Groundfloor WC and first floor family bathroom
- Fully double glazed with central heating
- Long driveway and sunny gardens to front and rear
- Built in wardrobes to two bedrooms and plentiful storage
- Sun room with patio doors to garden
- Garage with utility area



### **Entrance Hall**

A welcoming entrance hall with space for coats and shoes and doors to the lounge, kitchen/diner and cloakroom. Stairs rise to the first floor.

### **Lounge**

16'9" x 11'5" (5.13 x 3.48)

Spacious and bright with large window to the front.

### **Kitchen/Diner**

L shaped room with large dining area and French doors to the sun room. Space for large dining table and chairs and open plan to the kitchen area.

### **Kitchen Area**

Well equipped with a range of wall and base units, tiled splash backs and wood effect laminate flooring. Space for a cooker, space for under counter fridge freezer, space and plumbing for dishwasher. Window looks out to the rear garden.

### **Sun Room**

8'8" x 8'6" (2.65 x 2.60)

With french doors to dining area and patio doors to the garden. With carpet and heating ideal for all year round enjoyment.

### **Cloakroom**

4'0" x 3'11" (1.23 x 1.2)

Tiled floor and part tiled walls, low level WC, hand basin and heated towel rail. Window to the rear.

### **Lobby**

From the kitchen/diner there is a lobby with door to the front, convenient for drive and garage with space for coats and shoes plus a large under stairs cupboard.

### **First Floor Landing**

With three large built in cupboards, doors off to the three bedrooms and bathroom.

### **Bedroom 1**

11'5" x 8'10" (3.5 x 2.7)

A king size room with built in wardrobe and window to the front,

### **Bedroom 2**

9'6" x 8'0" (2.9 x 2.46)

A spacious double with garden view and built in wardrobe.

### **Bedroom 3**

8'2" x 6'7" (2.5 x 2.02)

A single room with window to the front.

### **Bathroom**

6'6" x 5'6" (1.99 x 1.7)

The contemporary family bathroom has tiled floor and walls, with white suite comprising of bath with shower over, hand basin in vanity unit and low level WC. Heated towel rail and obscure window to the rear.

### **Garage & Utility**

16'9" x 7'6" (5.12 x 2.31)

The garage benefits from power and water, with pedestrian doors to front and rear. There is a sink, plumbing and space for washing machine and a tumble drier, room for fridge freezer plus the boiler. There are obscure windows to the front.

### **Exterior**

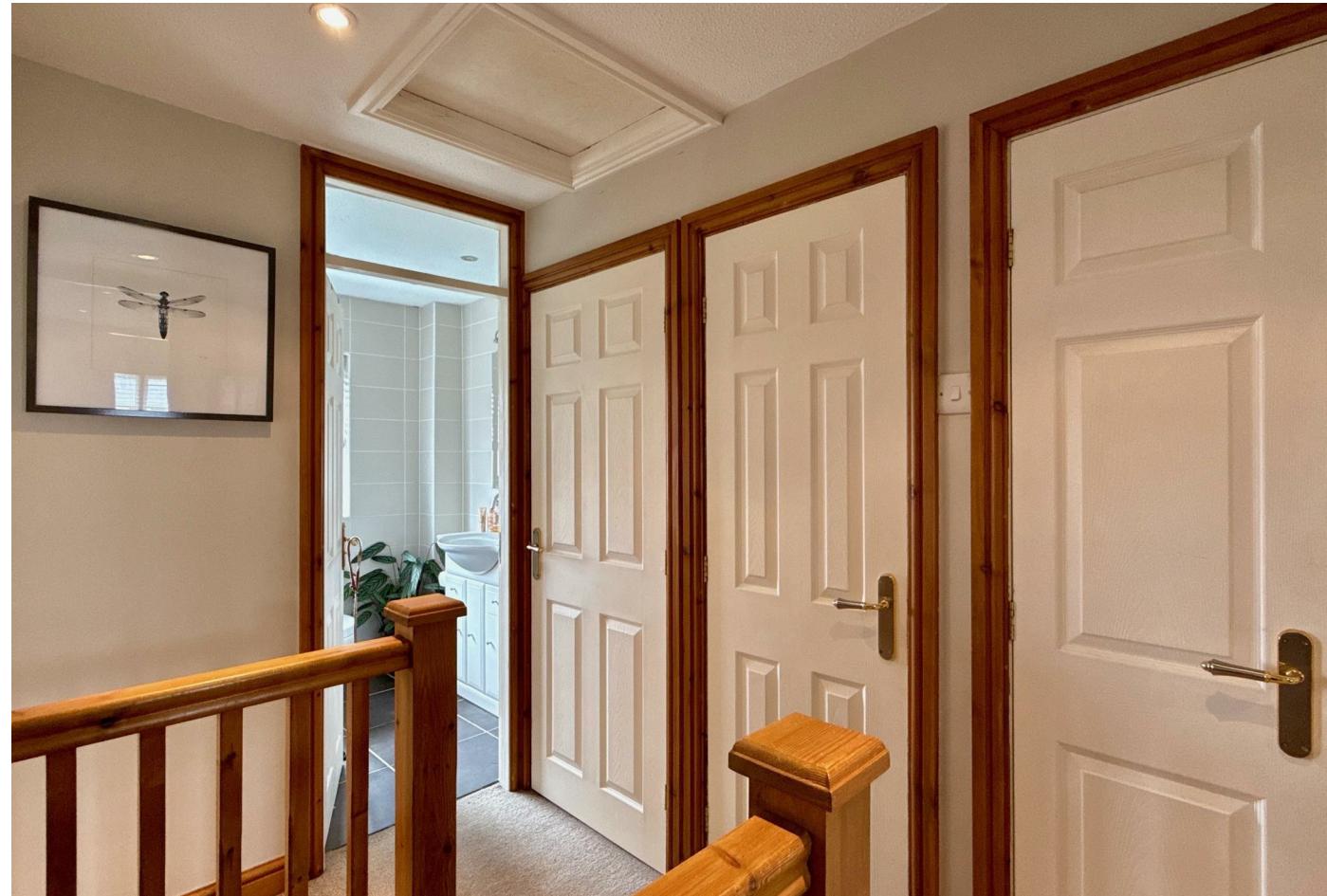
There are gardens to front and rear.

The house is set back behind a long lawn with equally long driveway leading to garage and house.

There is plenty of parking.

To the rear is a totally enclosed garden with a sunny aspect laid to lawn with decking area ( grey wood effect composite) and gravelled border with mature trees and shrubs.





#### Additional Information

The property is connected to mains electricity, water and drainage. It benefits from oil fired central heating and is fully glazed. The windows were replaced 3 years ago and the garage and back door replaced 3 months ago.

#### Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. 13 Ty Canol 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. 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.

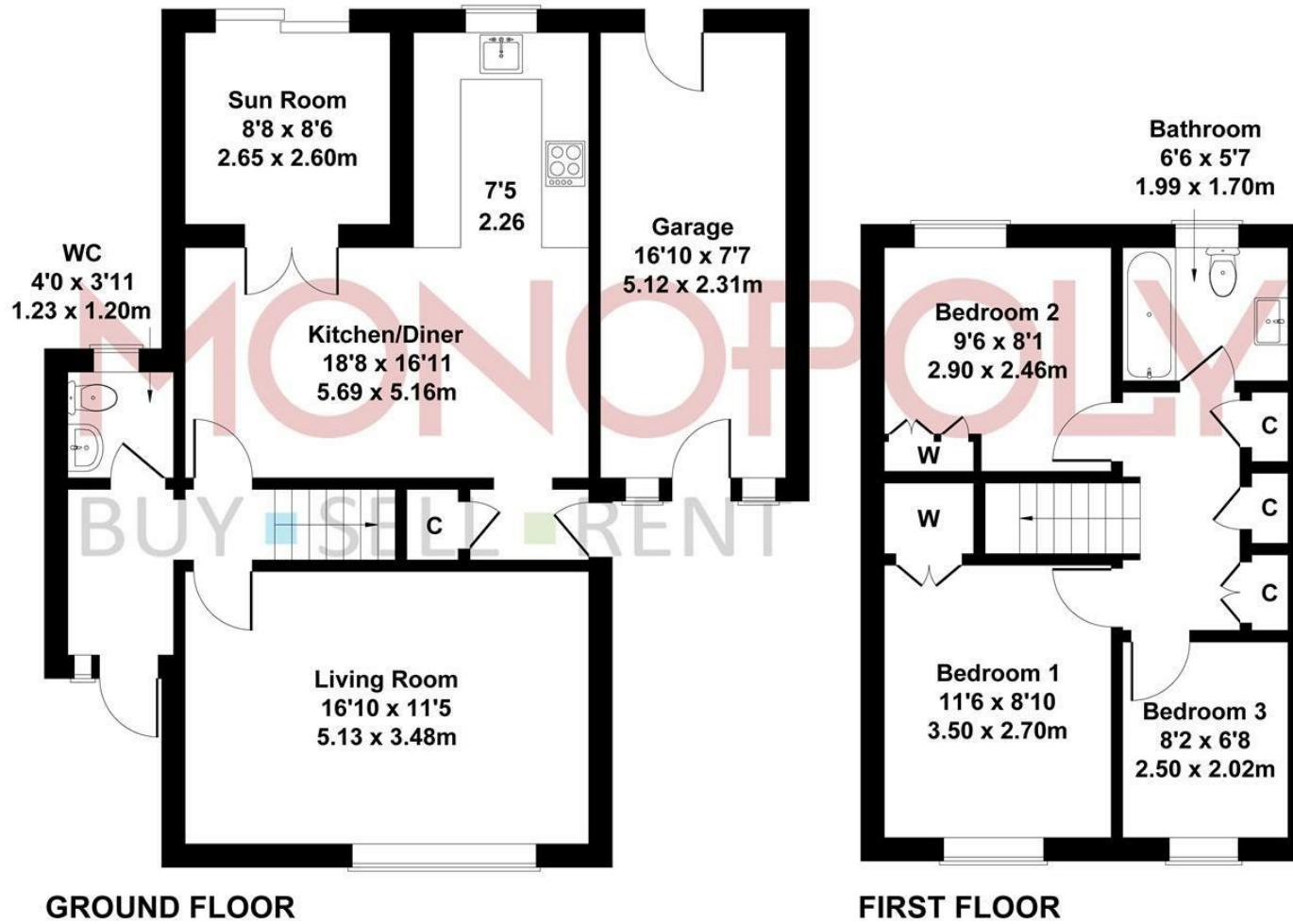






# 13 Ty Canol

Approximate Gross Internal Area  
1206 sq ft - 112 sq m



Not to Scale for illustrative purpose 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.

Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			





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