



## Cae Gwastad, Harlech LL46 2GY

### £289,950

An extremely well presented and much improved 3 bedroom semi-detached house on this popular development offering a perfect blend of modern living and convenience. With a stand out large contemporary kitchen/diner, three generously sized double bedrooms, beautifully landscaped garden, generous parking and garage, this property is ideal for families or those seeking extra space.

Immaculately presented and well maintained, this property really needs to be viewed to fully appreciate the size and quality of accommodation on offer.

The L shaped landscaped gardens to the rear include sandstone patios, lawns and contemporary slatted fence screening. The enclosed sunny garden is perfect for relaxation or family gatherings

- 3 bedroom much improved semi detached house in popular location
- 3 Double bedrooms
- Driveway parking and garage
- Dressing room to principal bedroom/connections and potential for en-suite
- Popular location, walking distance of amenities and sandy beach
- Superb contemporary large kitchen/diner with patio door to garden
- Contemporary bathroom plus downstairs WC
- Landscaped gardens with sandstone patio, lawn, contemporary slatted fence screening
- Fully double glazed with central heating
- Immaculately presented



## Entrance Hall

With doors off to the lounge, kitchen/diner and cloakroom. Stairs to first floor and useful understairs cupboard.

## Lounge

3.52 x 4.15 (11'6" x 13'7")

A spacious lounge with window to front and designer radiator.

## Kitchen/Diner

5.66 x 3.6 (18'6" x 11'9")

An outstanding spacious room with attractive herringbone style vinyl flooring and a range of contemporary wall and floor units and space for dining table and chairs.

Benefitting from built in double ovens, hob with extractor over, integrated fridge freezer, integrated dishwasher and space and plumbing for a washing machine.

Patio doors open to the garden.

## Cloakroom

0.95 x 1.54 (3'1" x 5'0")

With contemporary hand basin, low level WC, heated towel rail, part tiled walls and vinyl herringbone style flooring. Window to the front.

## Principal Bedroom

3.17 x 4.08 (10'4" x 13'4")

A spacious double with window to the front and door to dressing room.

## Dressing Room/En-Suite

2.38 x 1.56 (7'9" x 5'1")

Currently a dressing room, this also has connections in place for an en-suite. With window to the front.

## Bedroom 2

2.88 x 3.68 (9'5" x 12'0")

A further double with window to side with castle view.

## Bedroom 3

2.79 x 5.9 (9'1" x 19'4")

A very large room with view of Harlech castle from window to the rear. Some restricted head room.

## Family Bathroom

2.67 x 2.45 (8'9" x 8'0")

Extremely well appointed with bath with central taps, large walk in shower, large hand basin in vanity unit, heated towel rail, LED mirror and window to the front.

## Garage

2.81 x 6.09 (9'2" x 19'11")

With up and over door to the driveway to the front and pedestrian door to garden at the rear.

## Exterior

The L shaped landscaped gardens to the rear are an exceptional feature and are fully enclosed. There are sandstone patios, lawns and contemporary slatted fence screening. To the front is a further lawn and a driveway for up to three cars.

## 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. 54 Cae Gwastad 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 Bronallt.

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.





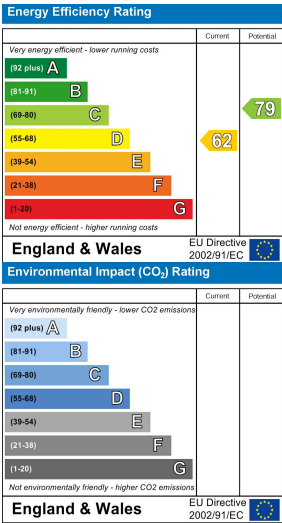
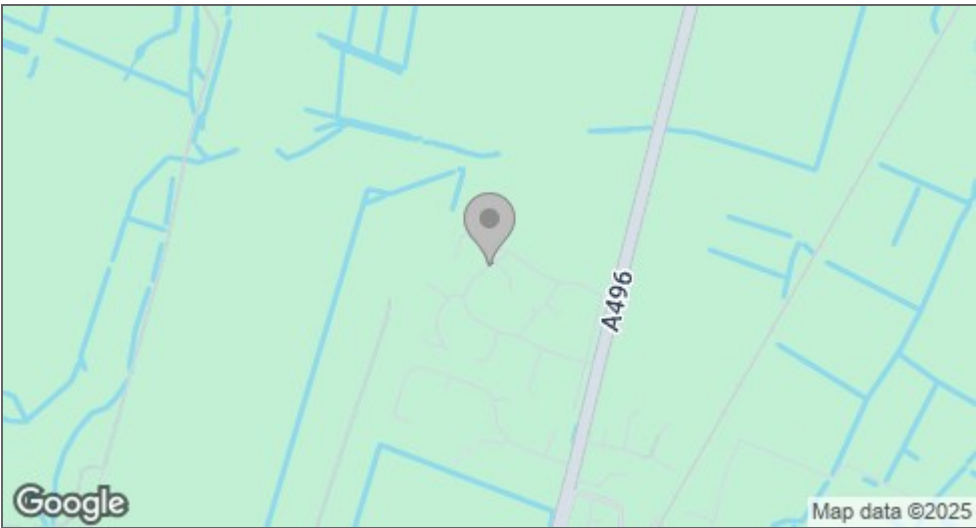












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