



Roslyn

Harlech || LL46 2SN

£235,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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With castle, sea and mountain views, this delightful two-bedroom bungalow overlooks all of the best features of the beautiful town of Harlech. Elevated slightly above the bustling high street, in a tucked away location making it a perfect retreat for those who appreciate the beauty of coastal living.

The bungalow is conveniently located just minutes walk from Harlech's vibrant high street and within striking distance of the beach, allowing for easy access to local amenities and the serene coastline. The property features plentiful driveway parking and a double garage/workshop, providing ample space for vehicles and hobbies alike.

Constructed from well-maintained cedar wood, this home exudes warmth and character. The cosy lounge is enhanced by a feature window that maximises the spectacular views, creating a perfect spot for relaxation. The property also includes a conservatory, ideal for enjoying the natural light and surrounding scenery. Both bedrooms are generously sized, ensuring comfort for residents and guests.

Having been cherished by the same owners for 30 years, this bungalow is ready for new occupants to create their own memories. It is equipped with double glazing and oil-fired central heating with a newly installed tank. For those seeking a touch of warmth, there is the option to install a log burner in the lounge, should you desire.

Best of all, this property comes with the advantage of no onward chain, allowing for a smooth and uncomplicated transition to your dream home. Embrace the opportunity to enjoy the best of coastal living in this exceptional Harlech bungalow.

- INCREDIBLE VIEWS - castle, sea and mountains
- UNIQUE 2 BEDROOM CEDAR WOOD BUNGALOW - with slate roof, chimney and very well maintained
- PARKING AND DOUBLE GARAGE WORKSHOP - large driveway, plenty of parking, inspection pit in garage
- SUNNY CONSERVATORY - also with amazing views and heating for all year round enjoyment
- SUNNY GARDENS and long view facing VERANDA AND PATIO AREA, greenhouse
- PLENTY OF STORAGE - basement storage under bungalow
- WARM AND COSY - fully double glazed with oil fired central heating
- QUIET AND CONVENIENT LOCATION - minutes walk from High Street down pathway
- FREE STANDING ROLL TOP BATH - plus separate shower
- NO ONWARD CHAIN



Entrance Hall

7'6" x 7'8" (2.3 x 2.35)

With tiled floor, doors to the main accommodation.

Lounge

19'8" x 11'1" (6.01 x 3.39)

Large picture window with incredible views of Harlech Castle, coast and mountains. There is a feature fireplace with Art Deco surround with electric fire and chimney in situ, we understand that a log burner could be installed if desired. Door to hallway and door to conservatory.

Kitchen

9'7" x 7'8" (2.93 x 2.34)

With a range of wall and base units plus larger pantry, space for cooker with extractor over, space for washing machine, space for undercounter fridge. Fantastic views from the window.

Conservatory

11'2" x 12'1" (3.41 x 3.69)

Beautifully situated to take full advantage of the views with tiled floor and a radiator ensuring that the room can be enjoyed all year round. French doors open to the patio and veranda.

Bedroom 1

11'8" x 11'3" (3.57 x 3.45)

A double bedroom with fantastic views and built in wardrobe.

Bedroom 2

7'8" x 7'8" (2.36 x 2.34)

A further bedroom with built in wardrobe and views down to the estuary from the window to the side.

Bathroom

5'7" x 7'7" (1.72 x 2.32)

With roll top bath plus separate shower cubicle,

hand basin in vanity unit, low level WC and heated towel rail. Window to the front.

Double Garage/Workshop

15'10" x 19'10" (4.83 x 6.05)

A superb garage/workshop with inspection pit, power and lighting. High ceiling and 2 windows provide natural light and there are two sets of double doors to the front opening onto drive.

Exterior

To the front is a large gated driveway leading to the house and garage.

The garden is on level tiers with a patio and veranda immediately in front of the house facing the coast. Steps lead to the lower garden, further seating areas and access to the basement storage. There are raised beds and a greenhouse.

Additional Information

The property is connected to mains electricity, water and drainage.

It is fully double glazed with oil fired central heating (new oil tank installed)

PLEASE NOTE: the property is of cedar wood construction and as such may be classed as non standard for mortgage purposes. Viewers are advised to check with their mortgage advisor regarding the construction if financing is required for purchase.

Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. Roslyn 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 and Hedd is located almost at the top of this.

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.

Article 4

Class C3 Primary Residence.

The purpose of the Article 4 Direction is to revoke the right to change of use without planning consent, for the following use:

Change of use of a main residence (use class C3) into a second home (use class C5) or short-term holiday let (use class C6) and specific mixed uses;
Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;
Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.

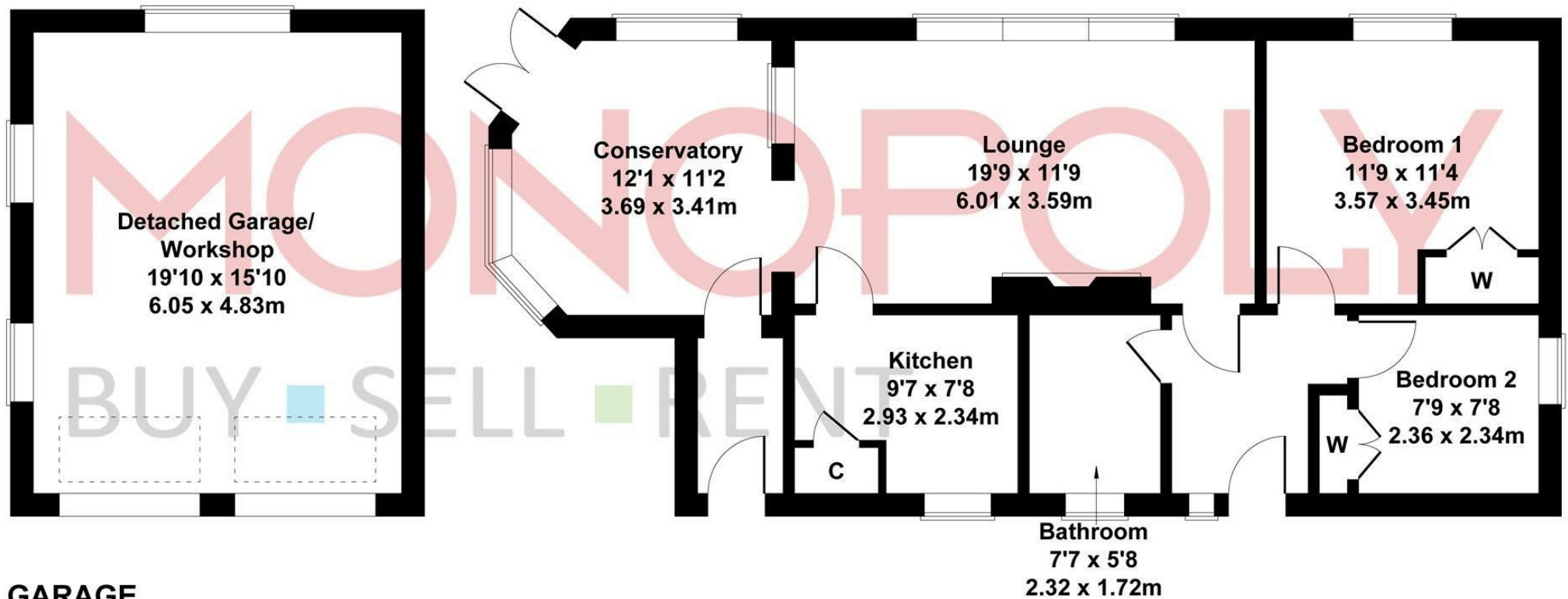






Roslyn

Approximate Gross Internal Area
1109 sq ft - 103 sq m



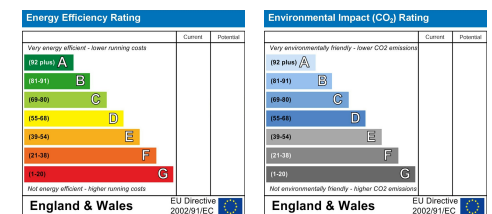
GARAGE

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.







1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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