



## Rhydgaled Uchaf

Harlech || LL46 2TS

£299,950

**MONOPOLY**<sup>®</sup>

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# Rhydgaled Uchaf

Harlech | LL46 2TS

A rare opportunity to purchase a traditional stone detached house above Harlech with the most amazing panoramic views across Cardigan Bay, the Lyn Peninsula, Snowdonia mountain ranges and open countryside. Words cannot do justice to the views and location and we recommend watching the video and the photographs to fully appreciate these.

Rhydgaled Uchaf is a 3/4 bedroom freehold property is perched in a semi rural location but within easy reach of Harlech and its amenities and the glorious sandy beaches.

Unquestionably in need of refurbishment and modernisation and priced to reflect this, the property offers new owners the opportunity to create a dream property tailored wholly for their individual needs.

To the ground floor there is a large kitchen/diner with open fireplace, a sitting room/bedroom and large conservatory facing the spectacular views. There is a ground floor bathroom and further sun room. The first floor has been reconfigured by the current owner to create a large sitting room facing the coast which could be easily subdivided back to two good sized bedrooms. There are two further double bedrooms and so there is plenty of scope for additional first floor bathrooms or en-suites.

There is driveway parking for several cars and low maintenance gardens mostly laid to lawn. In addition it comes with land to the side and the whole plot totals just over one third of an acre.

The property is double glazed and benefits from oil fired central heating.

Due to the demand for viewings for this property, viewing days will be held with appointment slots, please call the agent at the earliest opportunity to secure an appointment.

- Traditional detached stone house with just over third of an acre of land and incredible potential
- The most spectacular panoramic and mountain views
- Flexible accommodation 3/4 bedrooms
- Large kitchen/diner with open fireplace
- Large conservatory with incredible views and additional sun room
- First floor sitting room with magnificent views
- Full refurbishment required with the potential to reconfigure and add value
- Gardens to three sides and driveway parking
- Rural location perched above Harlech
- Oil fired central heating and full double glazing



### Entrance Porch & Hallway

A quarry tiled porch leads to the entrance hall. This sizeable porch has plenty of space for coats, boots and shoes. There are doors off to the ground floor accommodation and rear sun room. Stairs rise to the first floor.

### Kitchen/Diner/Lounge

20'0" x 11'6" (6.12 x 3.52)

This large and welcoming room may be the heart and hub of the house. Not only having a well equipped kitchen area with a range of wall and base units, there is space for a large table and chairs. In addition there is an open fire with seating area in front. There are dual aspect windows and two doors meaning this room could easily be divided into two if desired with a resulting kitchen/diner and an additional sitting room. The window to the front has lovely sea and garden views and to the rear there is a view of the hills and surrounding fields.

### Sitting Room/Bedroom 1

On the ground floor, this lounge has in recent years doubled up as a bedroom. It has an open fire place and window looking out to the front garden. A door leads to the adjacent conservatory where the most spectacular views can be enjoyed.

### Conservatory

Running the length of the house and positioned to face the coast and mountains, the views from this room are indescribable and we recommend you look at the photos and video to fully appreciate the special location of this property. Doors open to the lawn beyond.

### Bathroom

10'2" x 9'2" (3.12 x 2.81)

On the ground floor with white suite comprising of low level WC, hand basin and bath. There is also a large storage cupboard and window to the side.

### Sun Room

9'6" x 6'11" (2.91 x 2.12)

The back door leads out to a charming sun room with views over the hills and fields and two doors out to the garden.

### First Floor Lounge

20'1" x 10'4" (6.13 x 3.15)

Facing the coast, once 2 bedrooms and now combined to provide a first floor lounge with breathtaking views from the triple aspect windows. There are two doors which means that this flexible room could be divided once more into 2 bedrooms/ home office etc.

### Bedroom 2

11'8" x 10'10" (3.57 x 3.31)

A good sized double bedroom with window to the front with far ranging coastal views

### Bedroom 3

11'10" x 8'10" (3.63 x 2.71)

A further double with window to the rear with rural views.

### Exterior

A private track leads to the parking area and front door. There are gardens to three sides mainly laid to lawn with trees and shrubs. There is a large parking area and shed. In addition there is an adjacent plot of land:

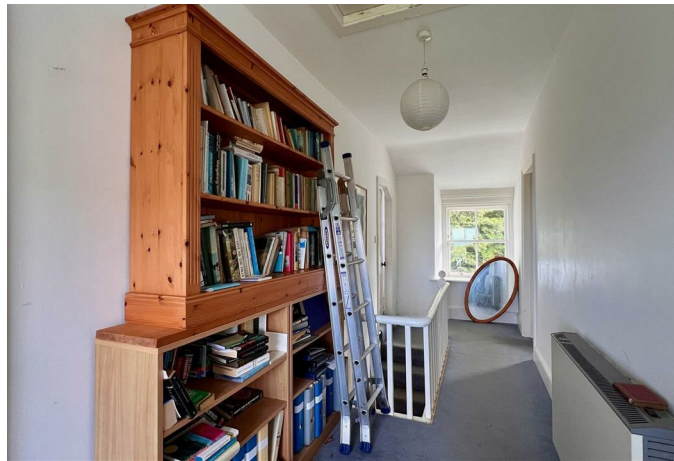
### Additional Land

To the side of Rhydgaled Uchaf connected via a public footpath is a triangle of land which is currently left in a natural uncultivated condition and presents new owners with a blank canvas - please see the pictures for a title plan showing both.

### Additional Information

The property is connected to mains electricity, water





is private from a spring supply on Rhydgaled Uchaf's land and drainage is to septic tank. There is oil fired central heating and double glazing throughout.

### **Harlech and its Surrounds**

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. Not only having stunning golden sands Harlech boasts superb local facilities such as the railway station, shops, pubs, buses, medical centre and schools. 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.

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.

### **Directions**

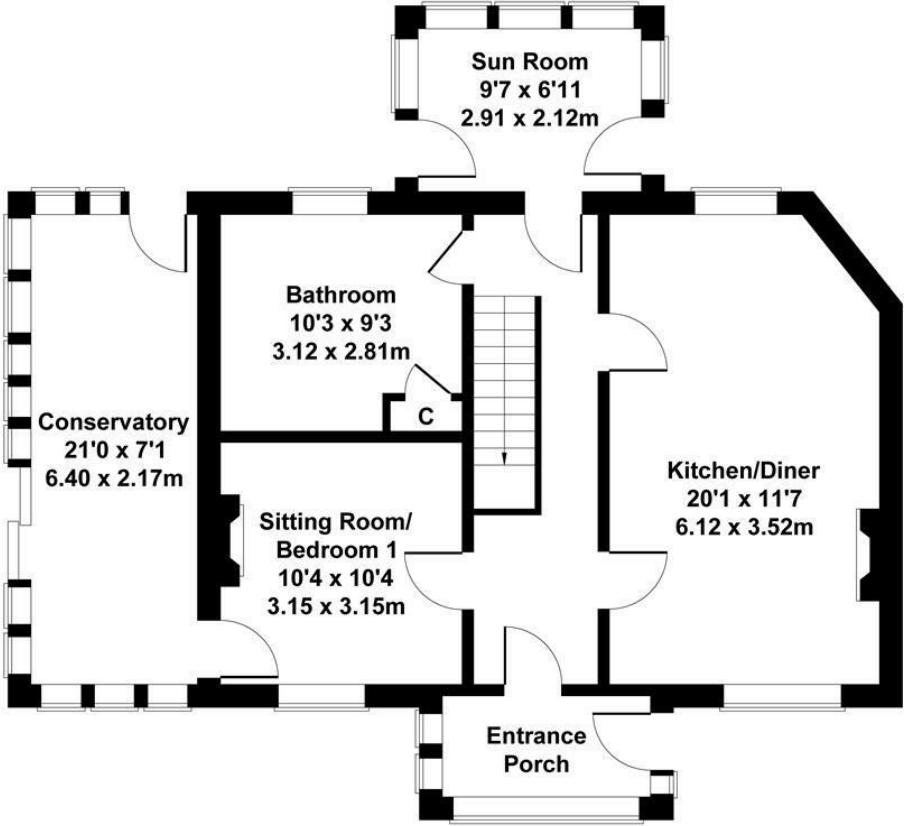
Rhydgaled Uchaf is approached via a single car track (narrow in places) and a couple of gates. Interested parties are requested to respect the neighbours privacy and seclusion and are politely requested not to drive up the track except for a viewing. Details directions are available on request and the What3Words address is given below.

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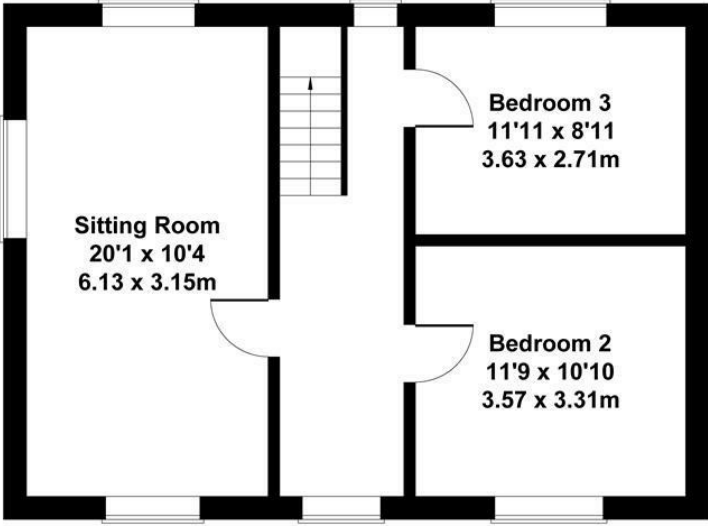


# Rhydgaled Uchaf

Approximate Gross Internal Area  
1410 sq ft - 131 sq m



**GROUND FLOOR**



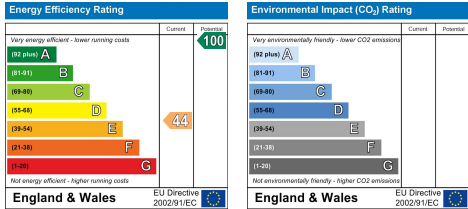
**FIRST FLOOR**

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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