



Rhos Wen
Harlech || LL46 2RE

£375,000

MONOPOLY[®]
BUY ■ SELL ■ RENT



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Situated in a prime location in the sought after coastal village of Llanfair, this detached 3 bedroom dormer property provides stunning sea and estuary views and is conveniently within walking distance of not just one, but two sandy beaches and close to transport links and the bustling village of Harlech with its historic castle.

There is a newly installed contemporary kitchen, refitted shower room, spacious lounge with cosy log burning stove, dining room opening to the rear terrace plus a utility and two first floor bedrooms; one with its own en-suite toilet and basin. Additionally, the property boasts a lovely sea facing conservatory, allowing you to enjoy the surrounding views in comfort what ever the weather.

The house has been beautifully refurbished and much improved by the current owners and is airy, bright and welcoming. The ground floor features a bedroom and a convenient shower room, perfect for those seeking single-level living or accommodating guests with ease.

Tucked away on a quiet cul-de-sac it occupies a generous corner plot with gardens to 4 sides; the rear garden has a sunny aspect complete with a terrace and a lawn overlooking the coast. In addition there is a garage and driveway parking for at least 3 cars.

Rhos Wen is the epitome of coastal living at its finest and we recommend booking a viewing at the earliest opportunity.

- Detached dormer bungalow with sea views
- Refurbished and beautifully presented
- 3 Double bedrooms, one with en-suite toilet
- Ground floor bedroom and shower room
- Refitted contemporary kitchen and refitted shower room
- Lounge with log burning stove
- Garage and driveway parking for 3 cars
- Corner plot with mature sunny garden with incredible views
- Fully double glazed, new heating system
- Easy walking distance of two sandy beaches



Entrance Hall

6'11" x 16'8" (2.13 x 5.1)

Light and bright with attractive wooden Parquet flooring and stairs rising to the first floor. Doors off to the main accommodation on this floor plus a large cupboard ideal for boots, shoes and coats and further airing cupboard housing the hot water cylinder.

Living Room

14'7" x 16'2" (max) (4.45 x 4.94 (max))

With stripped wooden flooring and cosy log burning stove on slate hearth. There is a large angled window to the front and double glazed French doors opening to the dining room allowing an open plan flow to the area if required.

Dining Room

12'4" x 10'5" (3.78 x 3.18)

Having expansive sea views from the patio doors opening to the terrace and gardens. Stripped wooden flooring continues through from the lounge and there is a door to the hallway.

Kitchen

12'7" x 6'10" (3.86 x 2.09)

Refitted with contemporary white wall and base units with counter over and attractive tiled splash backs. There is a built in double oven with ceramic hob and extractor over, space for a large fridge freezer and space and plumbing for a dishwasher. Benefiting from sea and estuary views and having a door to the garden and door to the utility room.

Utility

5'4" x 3'3" (1.65 x 1.01)

With space and plumbing for a washing machine and counter over, part tiled walls, window to the side and door to the kitchen.

Sun Room

8'10" x 5'5" (2.7 x 1.66)

Ideally located facing the sea with door to garden and door to garage. A lovely spot to watch the sunsets this coast is famous for.

Ground Floor Bedroom

9'1" x 12'0" (2.78 x 3.68)

A spacious double with window to the front garden and located adjacent to the ground floor shower room.

Ground Floor Shower Room

Recently refitted with large double walk in shower, with waterfall fitting. Low level WC and hand basin, heated towel rail and fully tiled walls and floor. Window to the side.

First Floor Landing

With incredible sea and estuary views from the window to the rear and a seating area in front from which to enjoy these. There is also a large storage cupboard.

Principle Bedroom

14'5" x 9'8" (4.4 x 2.96)

On the first floor with window to the side having views down the coast over to the estuary and Shell Island and also over the the Moelfre mountain summit. There are large built in wardrobes and also under eaves storage. Door to en-suite:

En-suite to Principle Bedroom

3'11" x 5'6" (1.2 x 1.7)

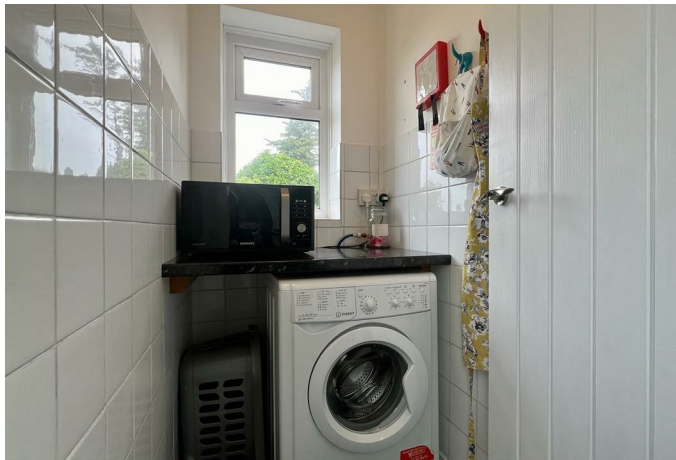
With low level WC and hand basin, window to the rear.

Bedroom 3

9'2" x 12'7" (2.8 x 3.85)

A second large double on the first floor with sea views over to the Llyn Peninsular from the window to the side.





Garage and Driveway Parking

To the front is a driveway with parking for 3 cars leading to the wider than usual garage with electric up and over door, natural light from windows to the side and rear, power and lighting and door to the conservatory at the rear.

Exterior

On a corner plot the gardens extend to 4 sides with driveway and lawn to the front and a delightful enclosed garden to the rear with sunny aspect, sea views, terrace and lawns, bordered by mature shrubs and flowers. There is a stone chipped seating area, log shed and pond.

Additional Information

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

The current owners have carried out considerable work to the property since 2015 which we understand to include the installation of a Fischer electric heating system, new kitchen and shower room (2023), double glazing and replacement of the front door The house has had extensive electrical work including new fuse box, new wiring where appropriate to bring it up to date with current legislation. This was last tested and EICR certificate in March 2023. A log burner was installed by a local Hetas engineer in 2016 and this is inspected and serviced annually with the last service March 2024. Additional measure have been undertaken as part of the fire risk assessment such as fire doors, additional fire alarms and emergency lighting which was completed Dec 2023. The property is currently operated as a successful holiday rental when the owners and their friends and family are not enjoying it.

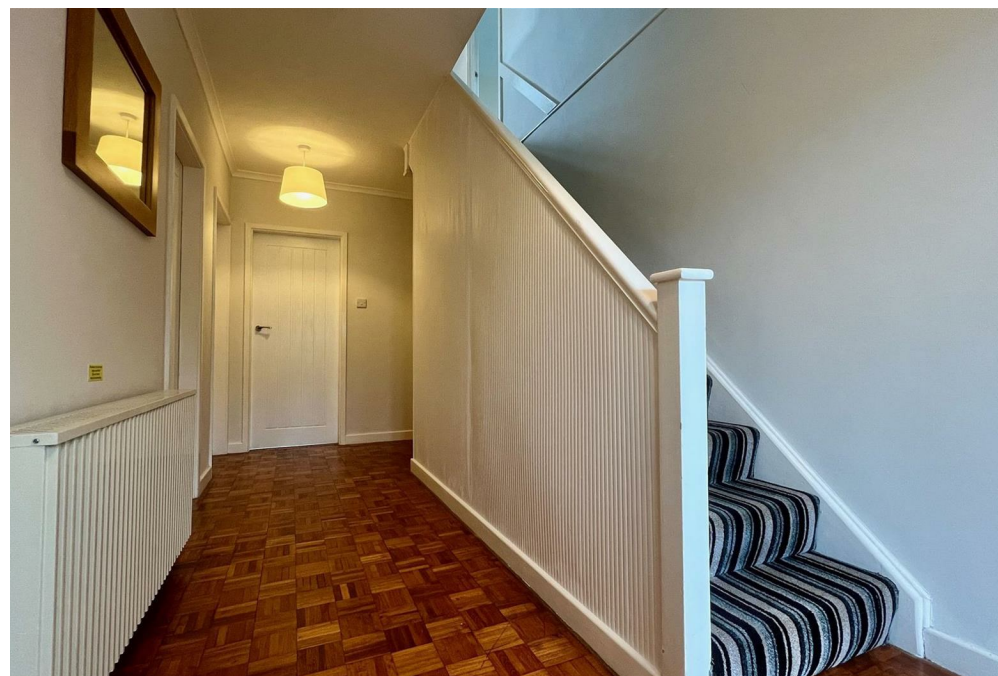
The majority of contents are available by separate negotiation.

Llanfair and its Surrounds

Llanfair is a picturesque, slightly elevated village overlooking Pensam Harbour and its yacht moorings, Shell Island, beautiful local beaches and open farmland. It lies within the boundary of the Snowdonia National Park. The nearest beach is a pleasant footpath stroll to Llandanwg or the glorious golden sand sweep of Harlech is about a 15 minute walk along the recently opened 'Wales Coast Path' or a five minute drive. The village of Llanbedr with shops and three superb pubs/restaurants is a five minute drive away or a delightful walk along country lanes and paths. Harlech with its formidable World Heritage Listed castle, beautiful sandy beach and the internationally renowned Royal St David's links golf course just over a mile north of the village and again is a delightful walk. Further afield are the larger towns of Barmouth (8 miles)

and Porthmadog (12 miles) which offer more shops and large supermarkets.

The nearest railway station is a ten minute walk away located on the Cambrian Coastal Line which runs between Aberystwyth, Pwllheli and Shrewsbury, continuing to Birmingham and then beyond. Behind the village of Llanfair is the spectacular Rhinog mountain range that comprises varying hiking challenges for all abilities.

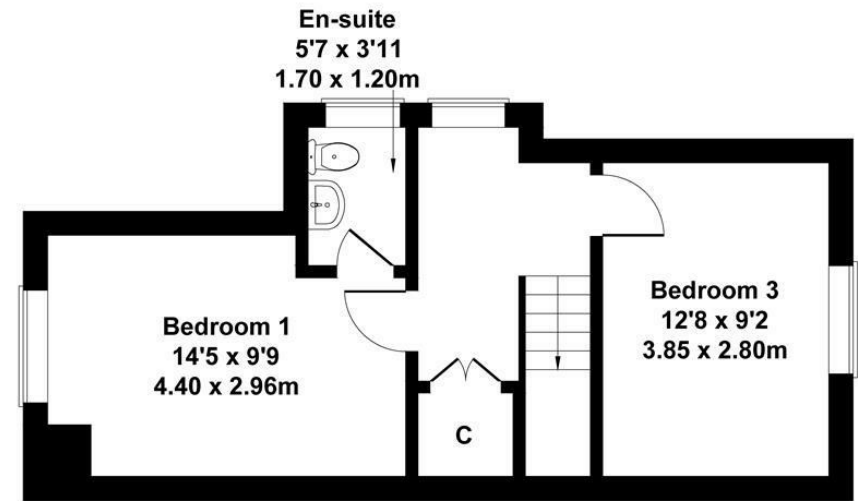
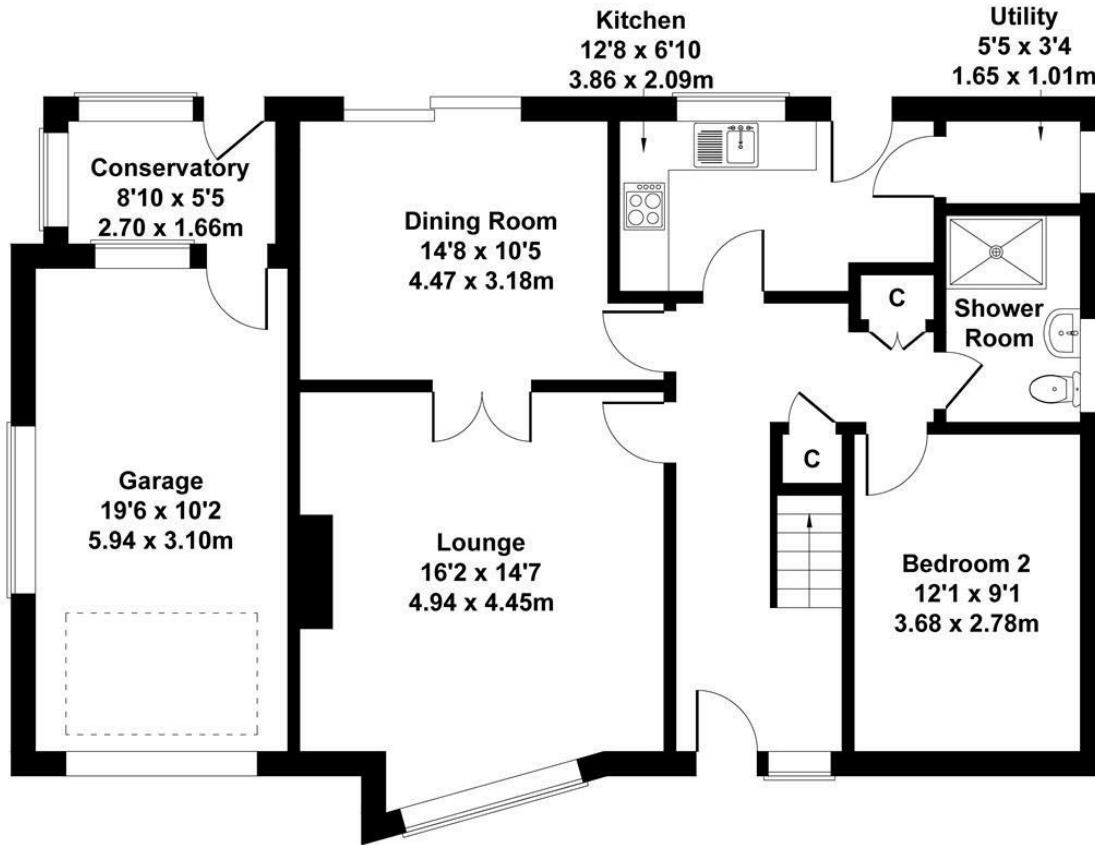






Rhos Wen

Approximate Gross Internal Area
1453 sq ft - 135 sq m



GROUND FLOOR

FIRST FLOOR

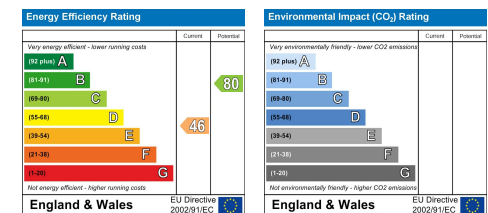
not drawn to scale, for illustrative purposes only

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.









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