



53

Harlech || LL46 2GY

£355,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# 53

Harlech | LL46 2GY

This fantastic four-bedroom family home is situated in the popular development of Cae Gwastad, offering spacious accommodation in a quiet cul-de-sac location. This property is perfect for families seeking both space and comfort in walking distance of amenities including local schools, shops, transport links, and the beautiful beach.

Boasting three generous reception rooms, including a sunroom with patio doors to the garden, there is also a large breakfast kitchen and separate utility room. The principal bedroom boasts an en-suite bathroom, and the large family bathroom caters to the needs of the household. Additionally, the property includes a large ground floor cloakroom, enhancing the practicality of everyday living.

Also, the property benefits from a double garage and ample driveway parking, making it easy to accommodate multiple vehicles. The low-maintenance lawned garden is fully enclosed, providing a safe space for children and pets to play, as well as a blank canvas for gardening enthusiasts to enjoy.

The property has been much improved and well maintained by the current owners and with contemporary decor, full double glazing and oil fired central heating it is ready to move into and enjoy.

This home offers the perfect blend of space and convenience and is an excellent opportunity for those looking to settle in a family-friendly community in Harlech. Don't miss the chance to make this wonderful house your new home.

- SPACIOUS FAMILY HOUSE - in popular location
- 3 RECEPTION ROOMS - plus breakfast kitchen and utility
- 4 BEDROOMS - one with en-suite
- DOUBLE GARAGE - and driveway parking
- 3 WC - first floor family bathroom, ground floor cloakroom and en-suite to principal bedroom
- ENCLOSED LOW MAINTENANCE GARDENS PERFECT FOR CHILDREN PETS AND GARDENERS - with decking and laid to lawn
- DOUBLE GLAZED AND CENTRALLY HEATED
- CUL DE SAC LOCATION
- WALKING DISTANCE - schools, shops, transport links and beach



### Entrance Hall

Large welcoming bright hallway with contemporary decor.

### Living Room

16'0" x 15'5" (4.9 x 4.72)

With feature wood fireplace housing coal effect electric fire and window to the front.

### Dining Room

13'6" x 10'4" (4.12 x 3.16)

Adjacent to the kitchen and opening to the sun room, with wood effect laminate flooring.

### Sun Room

14'5" x 9'5" (4.4 x 2.88)

A lovely room insulated to enjoy all year round and with views of Harlech castle and the hills. With patio doors opening to the garden and there is wood effect laminate flooring and a contemporary pebble effect wall mounted electric fire.

### Kitchen

17'10" x 10'4" (5.45 x 3.16)

Well equipped with a large island/ breakfast bar with high seats, draws and storage. A generous range of base units with under counter spotlights and plenty of counter space over. There is a built in oven, hob with extractor over, integrated fridge freezer and integrated dishwasher. Grey wood effect laminate flooring and windows overlooking the garden.

### Utility Room

6'2" x 5'6" (1.9 x 1.7)

Adjacent to the kitchen and with door into the garage, this useful room has a tiled floor, space and plumbing for a washing machine and space for fridge freezer.

### Ground Floor Cloakroom

6'2" x 6'2" (1.9 x 1.9)

White suite comprising of low level WC, hand basin set in counter over useful built in cupboards. Wood effect laminate flooring, contemporary tiled splash backs and obscure window to the front.

### Principal Bedroom

16'0" x 15'5" (4.9 x 4.7)

A king sized room with mountain views and door to en-suite.

### En-Suite Principal Bedroom

5'10" x 3'11" (1.8 x 1.2)

White suite comprising of shower, low level WC and hand basin. Obscure window to the front.

### Bedroom 2

11'7" x 10'2" (3.54 x 3.1)

A further king sized room with garden views.

### Bedroom 3

10'9" x 5'10" (3.3 x 1.8)

A single bedroom with garden views.

### Bedroom 4

12'5" x 11'9" (3.8 x 3.6)

A third king sized bedroom with views to the front.

### Bathroom

10'2" x 8'6" (3.1 x 2.6)

Large and beautifully presented with "Turkish Bath" style floor and wall tiles. White suite comprising of bath, separate shower, hand basin and low level WC. Heated towel rail and obscure window.

### Double Garage

Large garage with electric up and over door plus window and pedestrian door to the rear garden. There is space for a tumble drier and an internal door opens to the utility room and into the house.





### Exterior

To the front is a large herringbone pattern brick driveway in front of the garage with parking for several cars. There is a lawn and gravelled path around the side of the house to the rear garden.

The large rear garden is laid to lawn with a decked area by the house and patio doors to the sun room.

### Additional Information

The property is freehold and connected to mains electricity, water and drainage. It is fully double glazed with oil fired central heating.

### 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.

### 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.

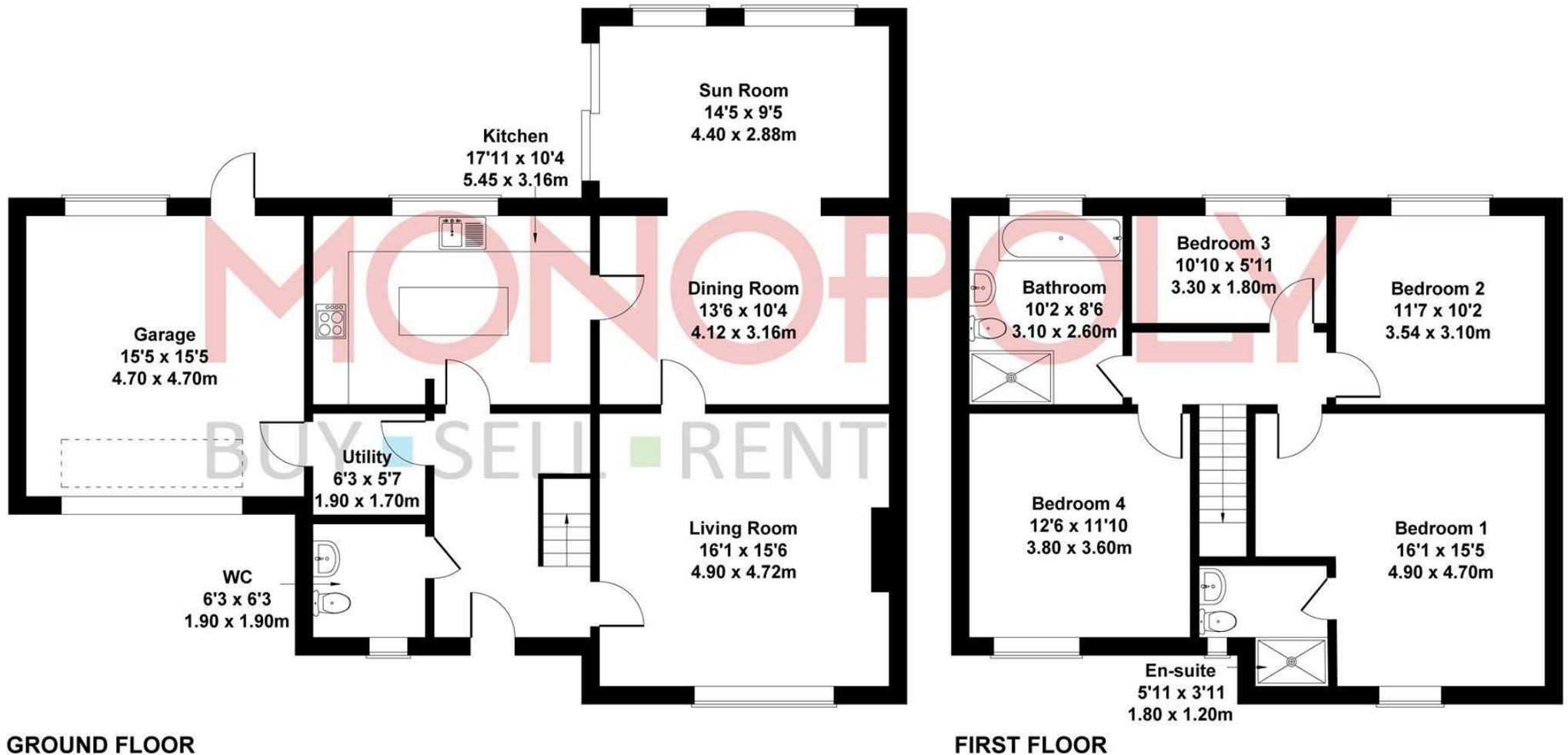






# 53 Cae Gwastad

Approximate Gross Internal Area  
1981 sq ft - 184 sq m



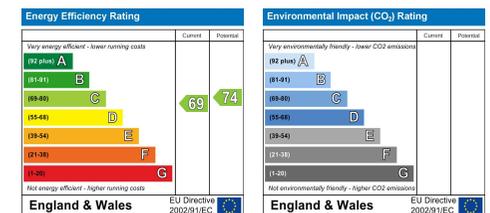
Not to scale for illustrative purpose only

## 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.







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