

Tom Parry

Bron Haul Morfa Road, Harlech, LL46 2UL

Offers in the region of £145,000

Bron Haul Morfa Road, Harlech, LL46 2UL

Tom Parry are proud to present this traditional two bedroom cottage situated in lower Harlech.

This charming end-of-terrace offers the perfect canvas for anyone dreaming of creating their own coastal escape. Set along the main road, it places you moments from Harlech's sandy shoreline, independent cafés and the historic castle — everything you need for an easy, walkable lifestyle.

Inside, the cottage is ready for modernisation, giving you the freedom to shape each room to your taste, whether that's a bright contemporary open plan interior or a cosy coastal-inspired retreat. To the rear, the enclosed garden provides a private outdoor haven — ideal for morning coffee or an evening unwinding,

With its characterful layout, appealing location and scope to personalise, this is an ideal starter home for anyone wanting to settle into Harlech's relaxed rhythm of life while creating a space that truly reflects them.

A key highlight of the property is the location - being within walking distance of beautiful beaches, shops, public houses/restaurants, schools, medical centre, Royal St David's golf course and the Castle town of Harlech.

The property also benefits from good local transport links, ensuring easy access to nearby larger towns and amenities.

Being sold with the benefit of no onward chain, the cottage presents a rare opportunity to purchase an affordable home - with character and charm - and potential in abundance.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALL
3.68 x 1.38 (12'0" x 4'6")
Carpeted; uPVC front door to exterior; electrical consumer box, radiator; stairs to first floor

LOUNGE
2.86 x 5.72 (9'4" x 18'9")
Carpeted; uPVC windows to front and rear aspects; storage cupboards, 2 x radiators plus one smaller radiator housed within cupboard.

KITCHEN
1.62 x 2.07 (5'3" x 6'9")
Linoleum flooring; partially tiled; Floor standing double cupboard with stainless steel sink and drainer over; uPVC window to side aspect

FIRST FLOOR

LANDING
Doors leading to

BEDROOM 1
4.47 x 3.33 (14'7" x 10'11")
Carpeted; built-in wardrobe; radiator; uPVC window to front aspect;

BEDROOM 2
2.91 x 2.28 (9'6" x 7'5")
Carpeted; radiator; uPVC window to rear aspect;

SHOWER ROOM
1.30 x 2.57 (4'3" x 8'5")
Linoleum flooring; partially tiled; Walk-in shower; white W/C; white pedestal sink; chrome heated towel rail; uPVC window with modesty glass to rear aspect

EXTERNAL
Garden to front laid mainly to lawn.
Enclosed rear garden.
Standard construction shed to rear housing recently serviced Worcester "Heatstore" boiler, electricity supply, water supply for washing machine.

SERVICES
Mains water and waste water
Electricity
Oil fired central heating

MATERIAL INFORMATION
Standard construction
Currently classified as a permanent residence for Article 4 purposes
Gwynedd Council tax band B







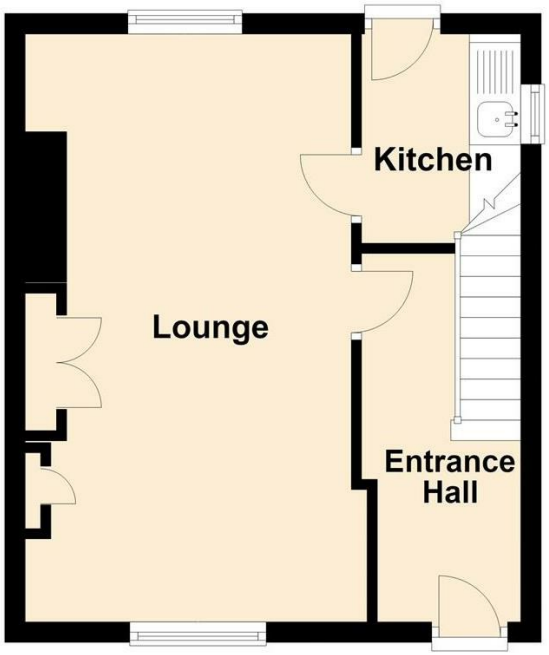






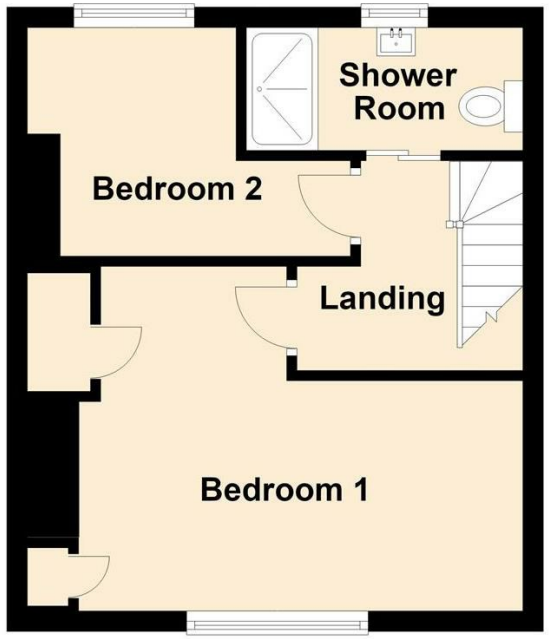
Ground Floor

Approx. 27.8 sq. metres (298.7 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.4 sq. feet)





Bron Haul HARLECH LL46 2UL	Energy rating D	Valid until:	26 October 2036
		Certificate number:	5036-0520-5609-0805-7292

Property type	End-terrace house
Total floor area	56 square metres

Total area: approx. 55.3 sq. metres (595.2 sq. feet)

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

OnTheMarket.com
The Property Ombudsman
rightmove find your happy

Tom Parry
01766 780883
tomparry.co.uk