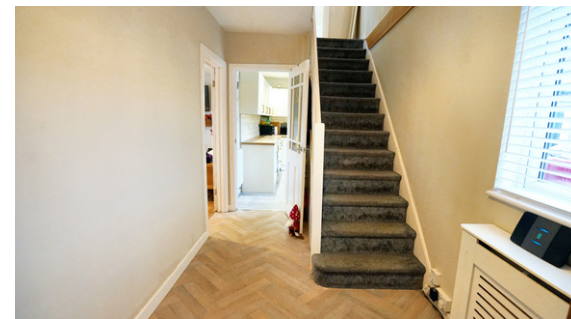




Eiddo 3 Llofft | 3 Bedroom Semi-Detached
9 Y Waun, Harlech
Harlech, LL46 2UN

£130,000
www.lwhproperty.com



9 Y Waun, Harlech, LL46 2UN

Eiddo 3 llofft wedi'i Foderneiddio | Renovated 3 bedroom Semi-Detached property in Harlech.

Prin daw eiddo ar werth yn y stad boblogaidd yma | Rarely do properties come to the open market in this popular area.

Cyfle gwyh ar gyfer teulu neu brynwr tro cyntaf | An excellent opportunity for families or 1st time buyers.

Please note 9 Y Waun is subject to a local occupancy restriction (Section 157) -any potential purchaser must have lived or worked in the area for at least 3 years.

The property is located in lower Harlech, within walking distance of a range of facilities including shops, golf club, school and leisure centre.

The renovations completed by the current owners included a new kitchen and bathroom along with the installation of central heating and various other improvements.

The property is constructed under slate roof covering, flat roofed garage. UPVC double-glazed windows.

27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758 719 682

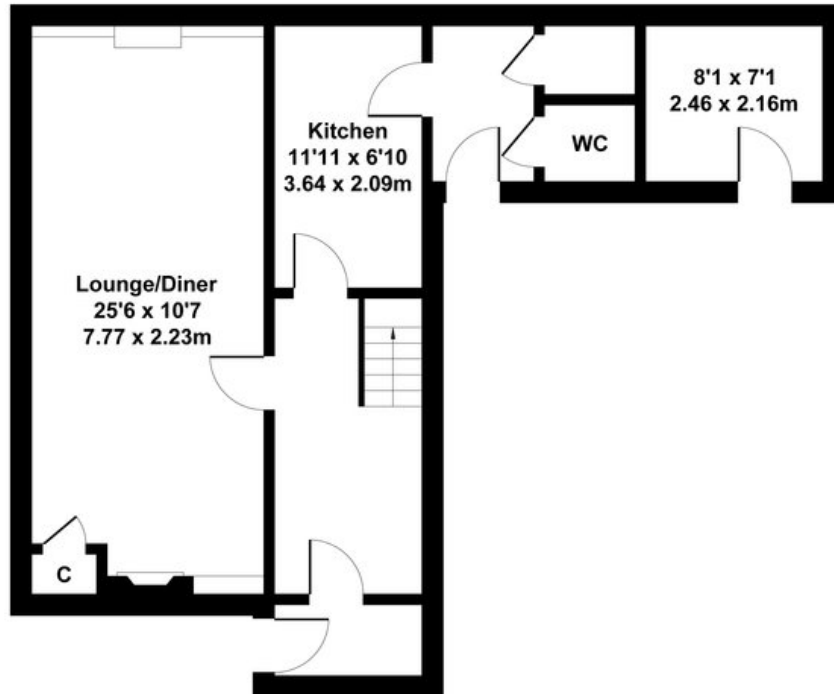
office@lwhproperty.com

www.lwhproperty.com

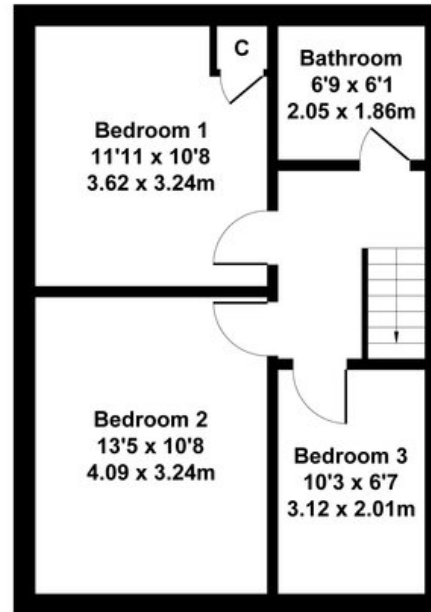
PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents

9 Y Waun, Harlech LL46 2UN

Approximate Gross Internal Area
1076 sq ft - 100 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

The accommodation comprises of:

Entrance Porch
Hallway
Lounge/Diner - 2.23m x 7.77m -
Fireplace
Kitchen - 1.64m x 2.09m

Landing
Bedroom 1 - 3.62m x 3.24m
Bedroom 2 - 4.09m x 3.24m
Bedroom 3 - 3.12m x 2.01m
Bathroom - 2.05 x 1.86

Garage/Store - 2.46m x 2.16m
Utility Room/WC

LPG Central Heating
Mains Water and Drainage
Council Tax Band: B
EPC: F

Directions: The property is located within Y Waun, opposite Ardudwy health centre.

Viewing: Please contact the office to book your viewing by appointment only.

Method of Sale: Private Treaty.

Occupancy Restriction: Purchasers should satisfy themselves as to compliance with the occupancy restriction - refer to the local authority for further information.