

Tir ac Eiddo

LWH
Land and Property
Lloyd Williams & Hughes



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.

Cyfly gwych ar gyfer teulu neu brynnwr 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.

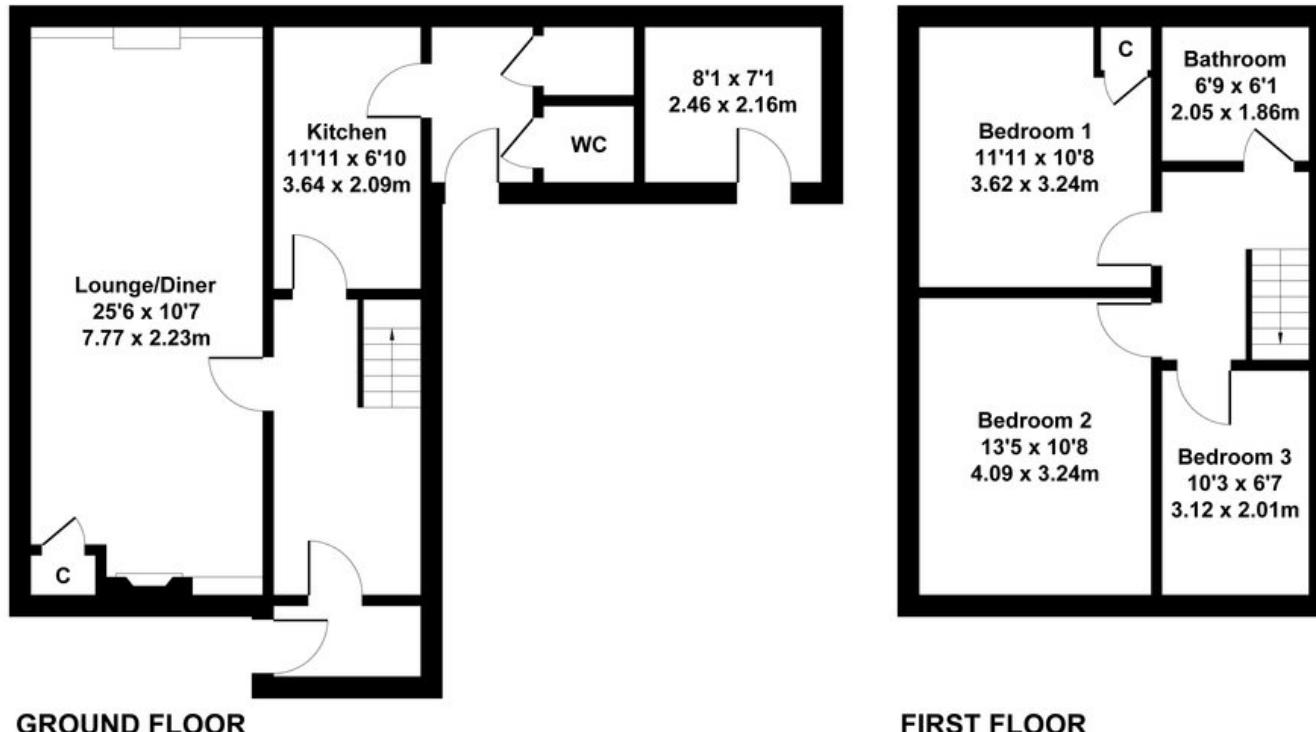
The property is located in lower Harlech, within walking distance of a range of facilities including shops, golf club, school and leisure centre.

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.

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Approximate Gross Internal Area
1076 sq ft - 100 sq m



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.