



Ty Mor

Harlech || LL46 2SS

£499,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



Ty Mor

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Ty Mor (the house by the sea) is an exceptional 3 bedroom detached home offering unique, charming and unexpected features that make this property really stand out from the crowd.

Firstly the location is superb, quietly located just a short stroll to Harlech high street, its elevated vantage point provides not only stunning Cardigan bay views but also a breathtaking panorama of the wider landscape. On clear days, the majestic peaks of Snowdon rise in the distance, a testament to the rugged beauty of North Wales. The expansive views are a daily spectacle and a constant reminder of the property's unique and privileged location.

Designed to maximise its stunning surroundings, floor-to-ceiling glazing invites natural light and showcases the magnificent vistas. The generous, low-maintenance gardens are perfectly positioned to face the coast, providing an ideal space for relaxation and outdoor enjoyment. To the front is driveway parking and additional Indian sandstone patio with colourful rockeries.

Inside, another treat awaits in the form of a superb private sheltered sunroom, which opens onto a delightful balcony, allowing for seamless indoor-outdoor living. Two of the three bedrooms have direct access to this sunroom, perfect for morning coffee or evening star gazing.

The open plan lounge and dining room benefit from the incredible views and there is a well equipped kitchen and utility room.

In addition a converted loft space, accessed via a spiral staircase, provides a perfect sizable home office/hobby room with adjacent separate WC. Velux windows provide natural light.

An additional large attic provides workshop and hobby area.

Located within walking distance of Harlech's high street and local amenities, this home combines the charm of coastal living with the practicality of nearby conveniences. This is a lifestyle choice that promises comfort, beauty, and a unique connection to the stunning Welsh landscape.

- BREATHTAKING VIEWS - across Cardigan bay, to Snowdon and Llyn peninsula
- 3 BEDROOM UNIQUE DETACHED PROPERTY - all king/super sized or double
- FULL HEIGHT GLAZING - to lounge/diner to showcase the magnificent views
- SUPERB SUNROOM AND BALCONY - private and sheltered for all year round enjoyment
- OPEN PLAN LOUNGE/DINER WITH VIEWS - flooded with light
- SUNNY COASTAL LOW MAINTENANCE GARDENS - to front and rear, private and attractive
- ATTIC ACCOMMODATION, HOME OFFICE/HOBBY ROOM - perfect for home workers etc
- ATTIC WORKSHOP - additional hobby room, storage
- WELL MAINTAINED - KARNDÉAN flooring in abundance
- WALKING DISTANCE OF HIGH STREET - short stroll to Harlech centre



Vestibule and Hallway

With Kamdean flooring, a large storage cupboard and space for coats, the vestibule leads to the inner hallway with doors off to the main accommodation and spiral staircase to the first floor.

Lounge

15'11" x 11'11" (4.86 x 3.64)

Floor to ceiling glazing provides the most spectacular views. This attractive room is flooded with light and has wood effect Kardean flooring, a feature pebble effect electric fire for cosy winter evenings and ornate coving.

Dining Room

12'10" x 8'2" (3.93 x 2.51)

Semi open plan to the lounge and benefiting from the breathtaking views, and Kamdean flooring. There is ample space for a large dining table and chairs, steps lead down to the living area.

Kitchen

9'10" x 9'7" (3 x 2.93)

The well equipped and cheerful kitchen benefits from a range of wall and base units with counter over, plus larder unit and attractive tiled splash-backs. Appliances include a Belling double oven, large induction hob with extractor over, integrated dishwasher, space for fridge freezer and space and plumbing for both a washing machine and tumble dryer tucked away behind base unit doors. Wood effect Kamdean flooring, window to the front garden and door to the utility room at the side.

Sun Room

12'5" x 10'6" (3.81 x 3.22)

A real delight, this spacious sun roof faces the coast and has bi-folding glazed doors which open to a large sheltered composite decked balcony with stainless steel balustrade. This private spot bathed in

sunlight throughout the day allows enjoyment of the view whatever the weather. Perfect for morning coffee, sunbathing, evening cocktails watching the sunset or peaceful stargazing. Steps lead down to the garden.

Principal Bedroom and Dressing Room

19'5" x 11'3" (5.93 x 3.43)

The super kingsized room benefits from an archway leading to the walk in dressing room with door to hallway and also patio doors opening to the sun room. There is Kamdean flooring throughout.

Bedroom 2

13'11" x 9'6" (4.26 x 2.92)

A further king sized bedroom facing the coast with incredible views. Benefitting from triple built in wardrobes and engineered oak flooring.

Bedroom 3

8'10" x 7'10" (2.7 x 2.4)

This peaceful double room also opens to the sun room and has a built in wardrobe and wood effect Kamdean flooring.

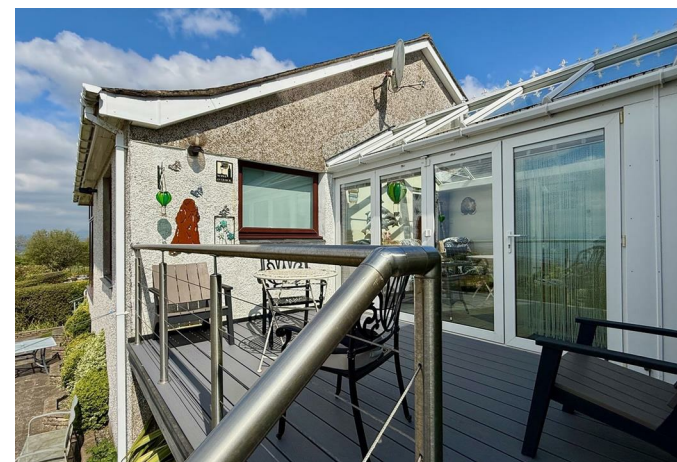
Loft Room/Home Office

13'1" x 11'7" (4 x 3.54)

A particular feature of this home is the converted loft space, currently utilised as a bright and spacious home office complete with adjacent separate WC. Accessed via spiral stairs, this versatile area offers the perfect retreat for those working from home, seeking a dedicated hobby or games room etc.

This area is fully floored, plastered with power, lighting, water and drainage offering a very flexible layout for buyers.

There is plenty of under eaves storage and some restricted headroom.





Loft WC

5'4" x 5'3" (1.63 x 1.62)

With WC and hand basin in vanity unit. The roof light window provides natural light.

Family Shower Room

Fully tiled with large walk in shower, built in WC and sink vanity unit with cupboards and counter over, heated towel rail and window to the front.

Utility Room

To the side of the house accessed from the kitchen is a long utility room glazed to one side and with doors to the garden at the rear and the front.

Attic Workshop/Storage Room

In addition there is a separate attic room with drop down ladder perfect as a workshop/hobby area or just for storage.

External

The property sits on a charming plot with sea facing sunny garden to the rear and driveway parking for up to 3 cars to the front. In addition, at the front there is an Indian sandstone patio with seating area, stone walling and colourful rockeries.

The low maintenance private rear garden is a stand out feature, with attractive paving, gravelled and decked areas, and colourful beds with flowers and shrubs. Facing the coast, it benefits from the glorious views and has a very sunny aspect. The enclosed garden also leads to a further area with large shed, potting and work space discreetly screened from the rest of the garden.

Additional Information

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



Harlech and its Surrounds

The property is located on the sought Old Llanfair Road and is a just a short stroll from Harlech which is famous for its World Heritage listed cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in the heart of the Snowdonia National Park. The property is close to the internationally renowned Royal St David's links golf course and stunning beaches, and the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth which offer more shops and large supermarkets. At least two of the large national supermarkets have a delivery service to Harlech. There are also regular services to the Midlands and beyond.

Harlech 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.

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.

Disclaimer

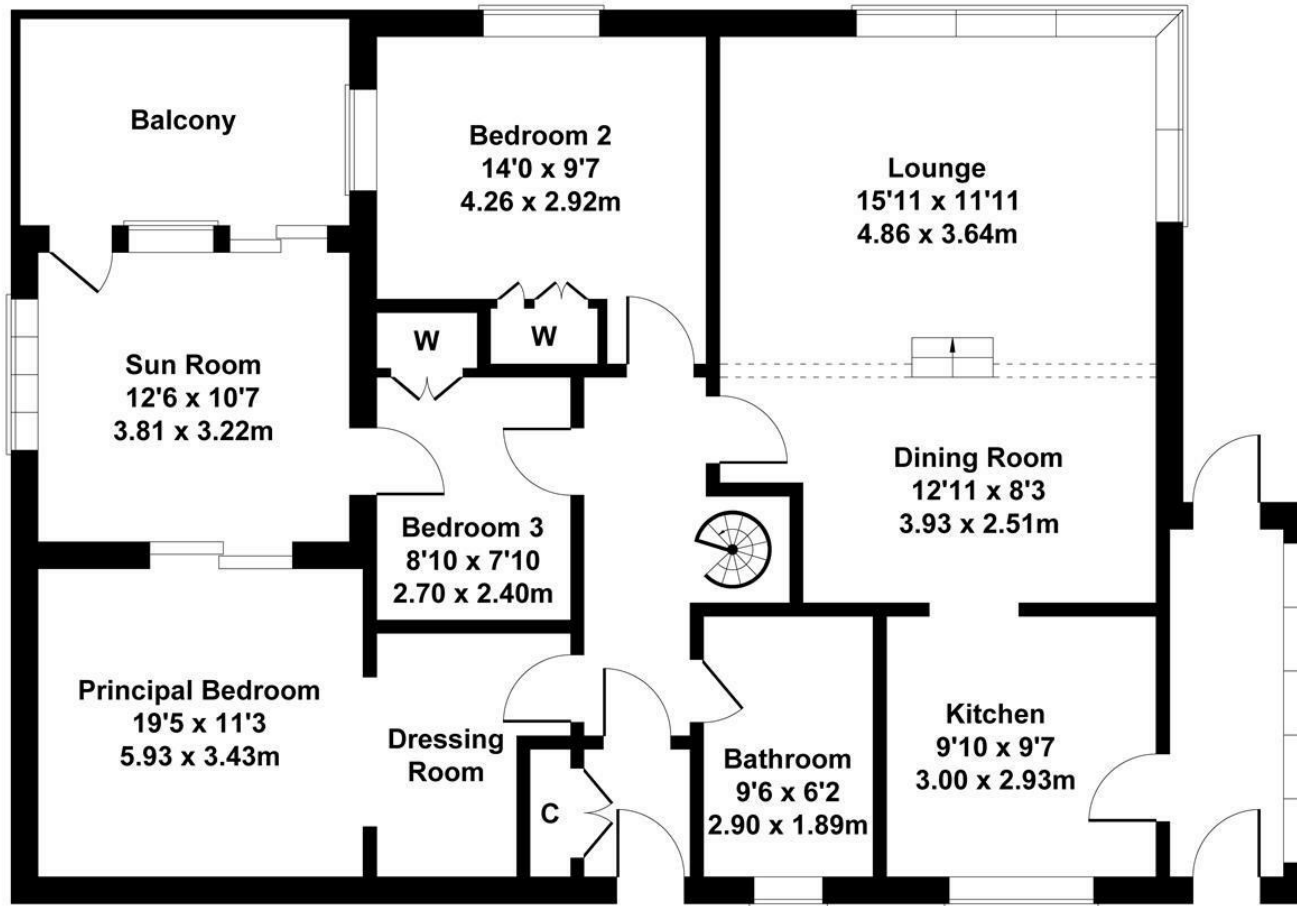
MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your cooperation 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

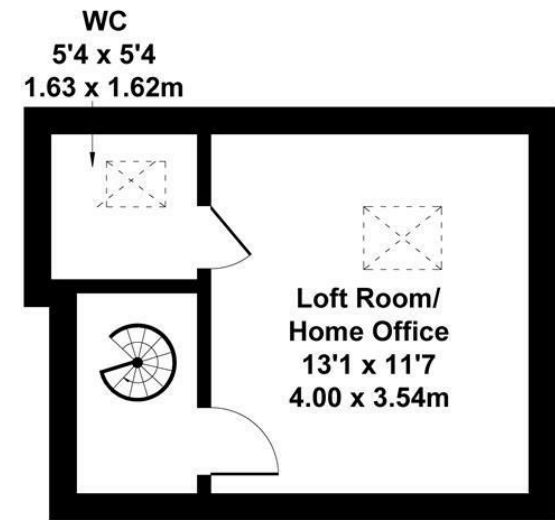
advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

Ty Mor, Old Llanfair Road Harlech, LL46 2SS

Approximate Gross Internal Area
1432 sq ft - 133 sq m



GROUND FLOOR



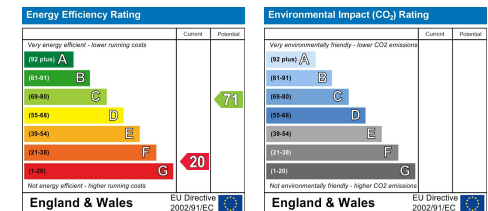
FIRST FLOOR

Not Drawn To Scale, For Illustrative Purposes Only

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1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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