



**Tom Parry**

**Bryn Derwen Ffordd Uchglan, Harlech, LL46 2RW**

**Offers in the region of £315,000**

# Bryn Derwen Ffordd Uchglan, Harlech, LL46 2RW

Welcome to the delightful property that is Bryn Derwen. This contemporary home boasts a stylish kitchen, separate dining room and lounge - providing ample space for relaxing and entertaining. In addition there are 3 double bedrooms and a modern bathroom and cloakroom.

The highlight of the property is undoubtedly the stunning views from every front facing window. Whatever the season, and no matter the weather, the views are simply spectacular - taking in Cardigan Bay and beyond. Importantly these views can be enjoyed from inside the property or externally. Indeed the garden enriches the property - with various seating areas available and all bathed in natural daylight.

With off road parking available for 2 vehicles, convenience is at the forefront of this home. Whether you're looking to unwind in a tranquil setting or host gatherings with friends and family, this property provides the perfect backdrop for a variety of lifestyles.

Bryn Derwen is where modern living meets stunning natural surroundings - and viewings are highly recommended.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## GROUND FLOOR

### HALLWAY

1.94 x 2.24 (6'4" x 7'4")

Slate effect laminate flooring, carpeted stairs leading to first floor, doors leading to

### KITCHEN

3.78 x 2.96 (12'4" x 9'8")

Fitted with a range of wall and base units including integrated "Zanussi" oven and grill, halogen hob with extractor hood above, tiled splash backs, laminate worktops, space and plumbing for dishwasher/washing machine, laminate flooring, 2 x windows, door to external

### DINING ROOM

2.78 x 3.90 (9'1" x 12'9")

Window to front with panoramic, far reaching sea and countryside views, double doors to rear opening into garden and raised patio area, laminate flooring, radiator

### LIVING ROOM

3.7 x 3.8 (12'1" x 12'5")

Dual aspect windows - each with stunning sea views, feature fireplace with electric "log burning" stove, fitted carpet, radiator

### CLOAKROOM

2.70 x 1.33 (8'10" x 4'4")

White suite comprising wash hand basin, low level w.c., heated towel rail, vinyl flooring

### STORE ROOM

3.2 x 0.9 (10'5" x 2'11")

Accessed from outside useful storage area housing the central heating boiler

## FIRST FLOOR

### LANDING

Fitted carpet, doors leading to

### BEDROOM 1

3.70 x 3.80 (12'1" x 12'5")

Window to front aspect with stunning sea views, fitted carpet, radiator

### BEDROOM 2

3.00 x 3.88 (9'10" x 12'8")

Window to front aspect with stunning sea views, fitted carpet, radiator

### BEDROOM 3

2.92 x 3.89 (9'6" x 12'9")

Window to side, fitted carpet, radiator

### SHOWER ROOM

1.95 x 1.20 (6'4" x 3'11")

Contemporary suite comprising large walk in shower cubicle, concealed cistern w.c., wash hand basin with storage below, vinyl flooring

## EXTERNAL

### SERVICES

Mains water and electricity.  
Shared septic tank drainage.  
Propane gas central heating.

### MATERIAL INFORMATION

Freehold property of standard construction.  
Gwynedd Council tax band previously C - but registered as a business and as such exempt.  
Currently being operated as a successful holiday let - For Article 4 purposes can be bought as a primary residence or holiday let.

### LOCATION

The property is situated in Llanfair, a small village on the west coast of the Snowdonia National Park surrounded by unspoiled natural scenery, beaches and mountains and within walking distance of Llandanwg beach. Llanfair is 2 miles from Harlech, a World Heritage site and a popular resort town offering a range of facilities including shops, restaurants, Post Office, schools and petrol station. It also boasts a cliff top castle and the Royal St David's Golf club. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.







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

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.

<b>Energy rating</b> 	
Bryn Derwen Llanfair HARLECH LL46 2RW	Valid until 10 September 2030
Certificate number 8500-5037-0222-4297-9803	Property type Semi-detached house
Total floor area 66 square metres	

