



4 Bronwen Terrace

Harlech | Merionethshire | LL46 2YS

£290,000

MONOPOLY
BUY ■ SELL ■ RENT



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Straight out of the pages of a magazine with truly outstanding views of Cardigan Bay, Harlech Castle and the Llyn Peninsula this stylish and elegant recently **EXTENSIVELY RENOVATED** late Victorian townhouse really does stand out from the crowd and being sold with the benefit of **NO ONWARD CHAIN**.

This charming three storey home is one of eight properties which form this iconic row of Victorian houses. It is nestled on the coastal facing slopes on one of the oldest hills in Harlech, known as Twtil in the pretty town of Harlech with the Medieval castle to one side and far reaching, uninterrupted coastal and mountain views to the front.

Whilst retaining its period charm and features, the current owners have carried out a complete renovation from top to bottom with a resulting high end finish set within a fully restored property. Period features abound including high ceilings, coving, deep skirting boards, fireplaces and the original staircase.

Sympathetically modernised and beautifully presented, the spacious, well planned and well proportioned accommodation is set over three floors with contemporary bathrooms on each; four large bedrooms, an open plan lounge/diner with bay window to the front and log burning stove, and a spacious breakfast kitchen plus utility. All of the front facing rooms have breathtaking views.

A west facing terrace to the front provides a seating area from which to enjoy the breath taking panorama. There is a further courtyard to the rear and off road parking is possible. We recommend **WATCHING THE VIDEO** to fully appreciate the quality and style of accommodation on offer and the unique location of the property complete with its outstanding views.

A **FULL BREAKDOWN OF THE RENOVATION AND REFURBISHMENT PROGRAM** IS INCLUDED IN THE DETAILS.

- 4 bedroom handsome Victorian town house with breathtaking views in iconic location in historic Harlech
- **EXTENSIVELY RENOVATED AND REFURBISHED** to an incredibly high standard
- Period features including high ceilings, fireplaces, coving, original staircase
- West facing terrace for sun worshipping and sunset watching
- Set over 3 floors with stylish bathrooms on each one, Large open plan living room/diner with bay window facing the coast
- **NO ONWARD CHAIN**
- Walking distance of High Street, sandy beach and historic castle
- Panoramic sea, dunes, golf links and mountain views from all front facing rooms
- Bespoke hand crafted kitchen with solid oak units and quartz counter
- EPC Score high D (65) air source heat pump, insulation and new double glazing.



Entrance Hall

Providing a stylish first impression to this outstanding property, with high ceilings, Kamdean/luxury vinyl oak click flooring, recessed spotlights and original staircase rising to the first floor. Doors lead off to the living/dining room and breakfast kitchen.

Living/Dining Room

12'3" (max) × 22'4" (3.75 (max) × 6.81)

An elegant and spacious open plan room with dual aspect sash windows and flooded with light. To the front is the living area with large bay window providing expansive views of the Castle, sea and dunes and the Royal St David's golf links and there is a cosy log burning stove set in marble fire surround with slate hearth.

At the rear is the natural dining area with window overlooking the courtyard a the rear.

Breakfast Kitchen

11'8" × 10'9" (3.57 × 3.29)

The kitchen is bespoke and has been hand crafted by LJP Cabinetry of Hawarden Wales (there is a video to the kitchen being made on the LJP Facebook page). It has a range of wall and base cabinets with solid oak doors and shelves with quartz counter over. The units are painted Farrow and Ball Cornflower White. There is a twin ceramic Belfast style sink and high end integrated appliances including; a Miele oven with Siemens 5 ring induction hob and extractor over, dishwasher and fridge.

A door leads to the rear lobby were there is access to the ground floor shower room and also the utility room.

Ground Floor Shower Room

With white suite comprising of low level WC, hand

basin and quadrant shower cubicle. There is vinyl flooring, a heated towel rail and window to the side.

Utility Room

10'9" × 7'0" (3.29 × 2.15)

With a range of wall and base units, counter over and sink. There is space and plumbing for a washing machine, a tumble drier and free standing fridge freezer. A door leads to the rear courtyard.

First Floor

To this floor there are 3 bedrooms and a bathroom. There is also a large storage cupboard.

Bedroom 2/Sitting Room

16'9" × 13'1" (5.12 × 3.99)

Spanning the width of the property this spacious room has dual aspect windows with spectacular views and a seating area in front of these. A very attractive feature is the log burner installed within a beautiful wood fire surround with slate hearth.

Bedroom 4

10'8" × 9'4" (3.26 × 2.85)

A spacious double with window to the rear.

Bedroom 3

8'4" × 8'2" (2.56 × 2.50)

With window to the side.

First Floor Bathroom

7'2" × 6'3" (2.2 × 1.93)

Beautifully appointed luxury bathroom with white suite comprising of free standing claw footed bath, large walk in shower with mixer and rainfall attachment, low level WC and hand basin. With fully tiled walls, heated towel rail, recessed spotlights and two roof light windows.

Second Floor

On the second floor is a large bedroom and luxury shower room plus a large storage cupboard.





Principal Bedroom

16'9" x 13'4" (5.12 x 4.07)

Spanning the width of the second floor with dual aspect windows providing more expansive and beautiful views.

Second Floor Shower Room

Another showpiece stylish shower room, with 4 piece suite comprising of low level WC, bidet, wall mounted hand basin and large walk in shower with mixer and waterfall and mixer attachments. Beautifully tiled and with heated towel rail and window to the rear.

Plant and Storage Room

10'2" x 7'1" (3.11 x 2.16)

Accessed from the rear yard with useful storage space.

Exterior

The property is approached via a private drive which is shared with the neighbouring properties of Bronwen Terrace. At the front of the property is a small terrace with spectacular views of Harlech Castle and the coastline, the property is west facing to enjoy the beautiful sunsets. To the rear is a yard with steps leading down to the rear entrance via the utility and also to the first floor plant room. Off road parking is possible.

Renovation and Refurbishment Details

The extensive renovation and refurbishment includes the following:

Complete rewiring, air source heat pump installation, new hot water tank, new column radiators and Hive heating control installed. Injection damp proofing, timber treatment and external and bedroom party walls dry lined. The lofts and extension floors have been insulated and the extension re-roofed and the rear access steps replaced.

The chimneys have been repointed, capped and lined with two log burners installed within marble fire surround with slate hearths. (Marble surround for sitting room and wood surround on first floor)

The kitchen is bespoke, with solid oak cabinets and quartz counter from LJP Cabinetry of Hawarden, three new bathrooms/shower rooms have been installed.

All the flooring is new including; Karndean/ luxury vinyl oak click flooring and new carpets have been fitted throughout.



Services

The property is connected to mains electricity, water and drainage. Heating is via air source heat pump and there are two log burners. It is fully double glazed.

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;

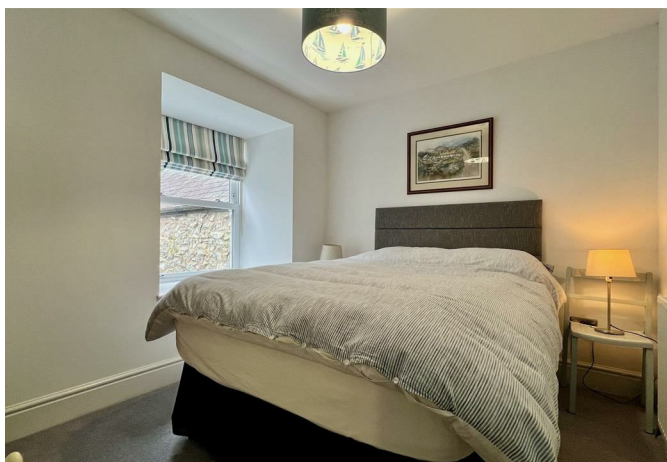
Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;

Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.

Harlech and its Surrounds

Harlech is in the heart of the Snowdonia National Park famous for its World Heritage listed castle. It 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.

Harlech has a wealth of traditional architecture, shops and restaurants. Not only having stunning golden sands Harlech boasts superb local facilities such as the railway station, shops, pubs, buses, medical centre and schools. It also boasts the internationally renowned Royal St David's links golf course. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets.



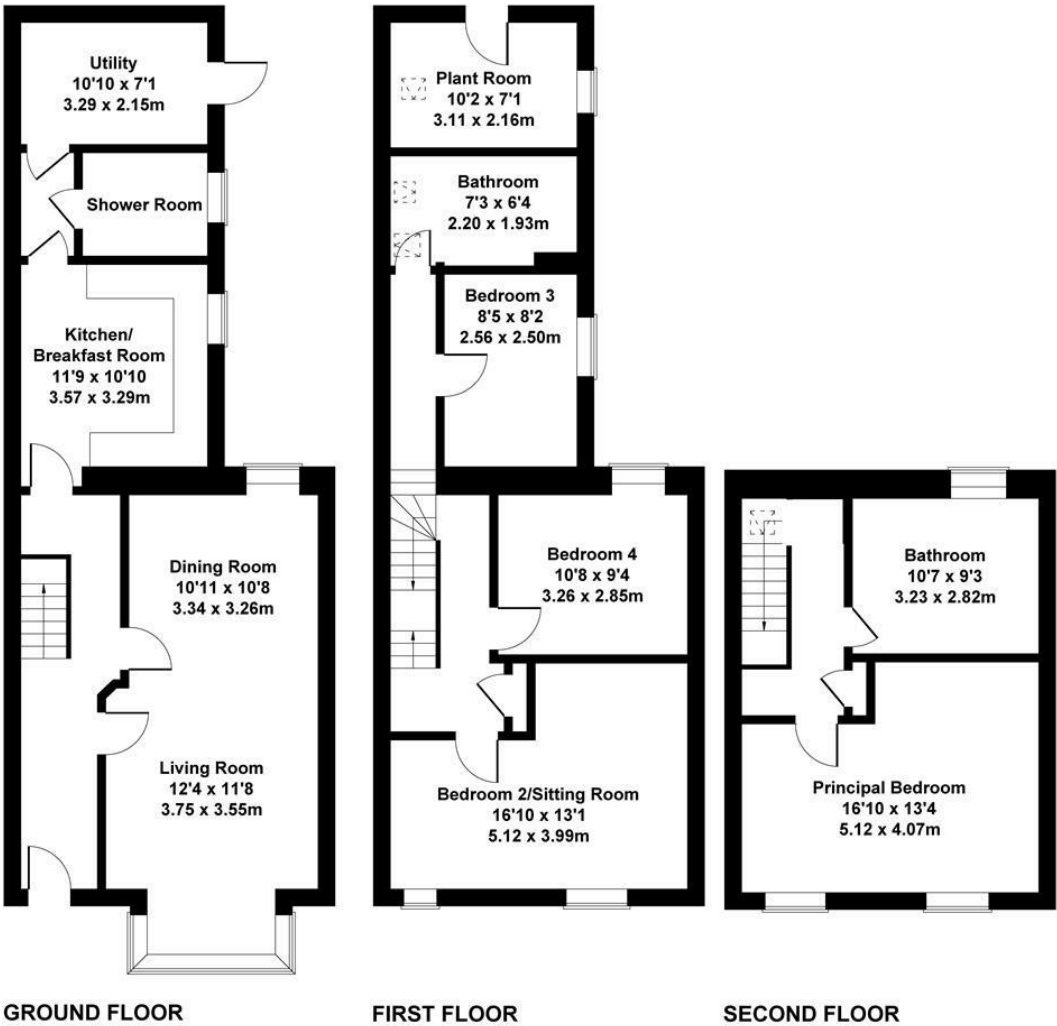


The Rhinog mountain range provides the spectacular backdrop to the town which is one of the most rugged and remote terrains to be found in Wales. The mountains and hills provide hiking and walking opportunities for all ranges of abilities.



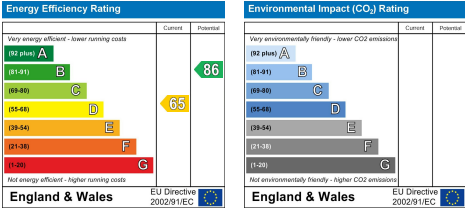
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Approximate Gross Internal Area
1798 sq ft - 167 sq m



Not to Scale. Produced by The Plan Portal 2024
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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 co-operation 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.









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