



38

Harlech | LL46 2GY

£325,000

MONOPOLY®  
BUY ■ SELL ■ RENT



Perfectly located in the popular development of Cae Gwastad, Harlech, this stunning and unique three-bedroom detached bungalow offers a perfect blend of comfort and modern living. This immaculate property is conveniently located within walking distance of local amenities, including shops, a medical centre, and the beautiful beach and has been built to the current owners individual and high end specification.

The heart of the home is the bespoke solid wood kitchen, which is beautifully presented and well equipped, in addition there is a large utility room. The principal bedroom features an en-suite bathroom, while a well-appointed family bathroom serves the other two bedrooms and benefits from a large walk in shower, ensuring convenience for all.

Not only having a spacious lounge with bay window, there is also a delightful sunroom that overlooks the landscaped rear garden. The garden is thoughtfully designed with decking, a lawn area and fruit trees, making it an ideal spot for family gatherings or quiet evenings. Additionally, a large garage provides extra storage or parking space.

This bungalow is energy efficient, equipped with an air source heat pump and solar panels, which contribute to lower energy bills and a reduced carbon footprint. With driveway parking available, this property is perfect for families or those who enjoy hosting guests.

This property is a true gem in Harlech, offering a wonderful lifestyle in a picturesque setting. Don't miss the opportunity to make this beautiful bungalow your new home.

- DESIGNER BUILT - 3 bedroom bungalow on popular development
- KINGSIZED BEDROOMS- principal with en-suite
- BESPOKE KITCHEN - pine units, integrated appliances plus separate utility
- SUNROOM - heated and insulated with French doors to garden
- GARAGE - plus driveway parking and low maintenance front garden
- LANDSCAPED REAR GARDEN - decked area, lawn, fruit trees, pagoda
- ENERGY EFFICIENT - air source heat pumps, solar panels
- WALKING DISTANCE OF AMENITIES - shops, transport links, medical centre, beach
- BEAUTIFULLY PRESENTED - immaculate throughout



### **Entrance Hall**

Spacious and welcoming hallway with wood effect laminate flooring, double doors to large storage cupboard and doors off to the main accommodation.

### **Living Room**

12'2" x 20'2" (3.72 x 6.15)

Light and airy with bay window to the front, wood effect laminate flooring, feature fireplace with electric flame and pebble effect fire and double door to the sun room.

### **Sun Room**

12'3" x 13'2" (3.74 x 4.03)

This delightful room with wood effect clic flooring is glazed on three sides with French doors to decking and garden and double doors to living room. There is space for a large dining table and chairs and the French doors open to the composite decking area; perfect for alfresco dining. The sun room is heated and can be enjoyed all year round, benefitting from insulated solid roof.

### **Breakfast Kitchen**

10'3" x 13'5" (3.13 x 4.11)

Featuring a bespoke solid pine kitchen with a range of wall and base units, integrated gas Le Hob with extractor over, built in Zanuzzi oven and frill, integrated dishwasher and white sink. There is space for an American style fridge/freezer. Tiled floor, contemporary tiled splash backs and window to garden. Arch to utility room.

There is space for a small dining table and chairs.

### **Utility Room**

4'11" x 9'10" (1.5 x 3)

With matching bespoke units and counter as kitchen, space and plumbing for a washing machine and a

tumble drier, sink with hose tap and shelving for pans. Concertina doors open to a large storage cupboard and a door leads to the rear garden.

### **Principal Bedroom**

10'4" x 14'9" (3.17 x 4.5)

A king sized room with window to front and door to en-suite.

### **En-Suite Principal Bedroom**

5'6" x 5'1" (1.7 x 1.57)

Well appointed with white suit comprising of quadrant shower, hand basin and WC. Tiled floor and walls.

### **Bedroom 2**

10'0" x 11'3" (3.06 x 3.44)

A further king sized room with window to garden.

### **Bedroom 3**

10'2" x 14'9" (3.1 x 4.5)

A third king sized with window to the side.

### **Family Bathroom**

5'6" x 11'3" (1.7 x 3.44)

Featuring a large walk in shower, hand basin in vanity unit and low level WC. Tiled floor and walls, large airing cupboard and window to the rear.

### **Garage**

10'11" x 17'0" (3.35 x 5.2)

With electric up and over door to driveway, pedestrian door to rear garden, power and lighting.

### **Exterior**

To the front is a large herringbone pattern brick driveway and path plus low maintenance gravel garden. There is parking for at least two cars on the drive but ample space to create additional if required.

The landscaped garden to the rear benefits from a





large composite decked area with glass and chrome balustrade and spotlights in front of the sun room. There is also a lawn area (currently with low maintenance artificial turf), fruit trees including pear and apples and further seating area under wooden pagoda with decorative sandstone paving.

#### **Additional Information**

The property is freehold and connected to mains electricity, water and drainage. Heating is via air source heat pumps and solar panels.

#### **Harlech and its Surrounds**

The stunning golden sands of Harlech beach are just a 20 minute walk away. 38 Cae Gwastd s is well placed within walking distance to the local facilities such as the railway station, shops, pubs, buses, medical centre and schools.

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 just a few minutes walk from the property.

Harlech has a wealth of traditional architecture, shops and restaurants. 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. At least two of the large national supermarkets have a delivery service to Harlech.

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.



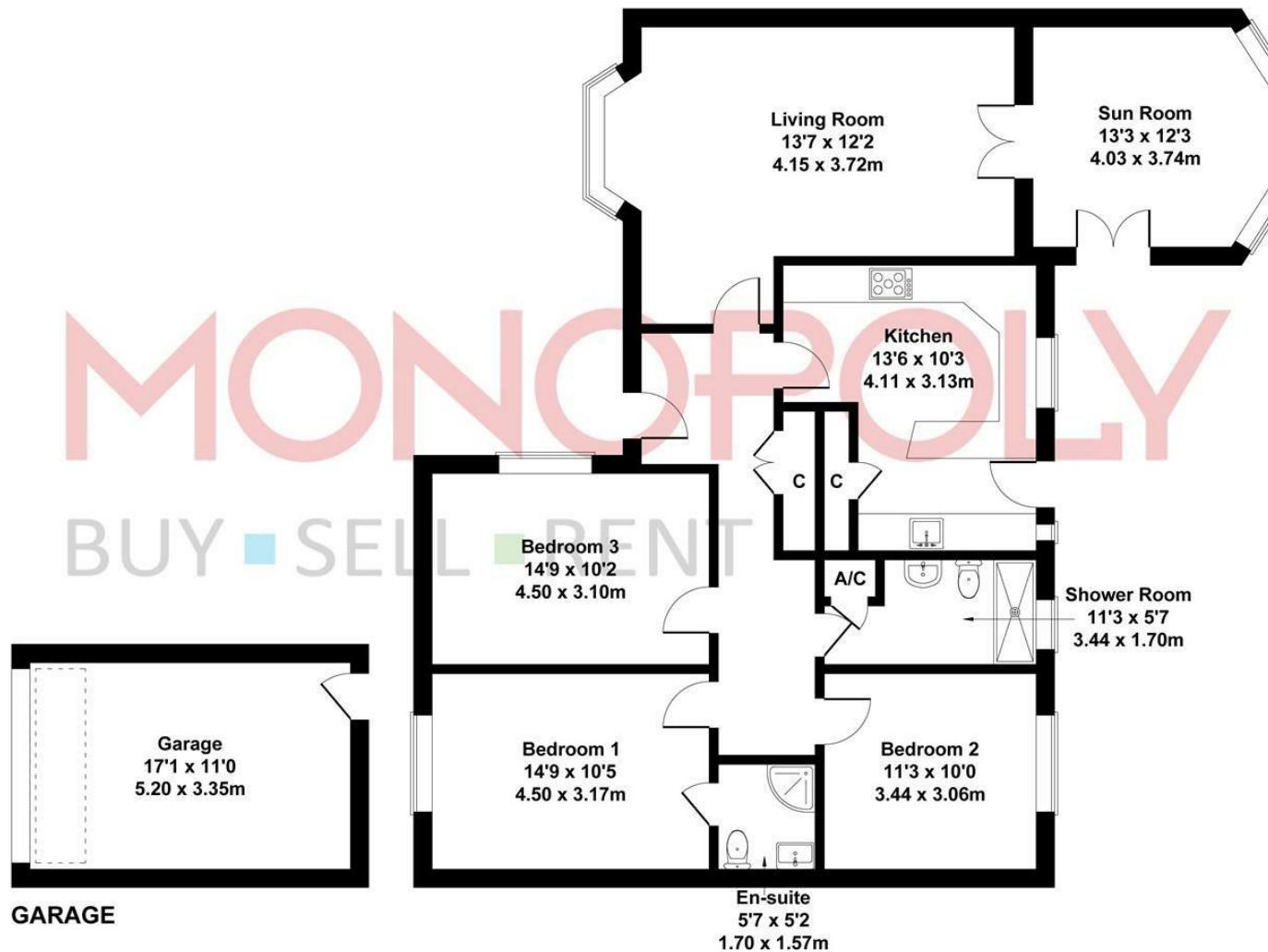




# 38 Cae Gwastad

Approximate Gross Internal Area

1518 sq ft - 141 sq m



Not to scale for illustrative purpose only.

#### 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.

Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A		91	91
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		





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