



Tom Parry

Fron Oleu 5 Rock Terrace, Harlech, LL46 2SP

£157,500

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Close to Harlech castle and the sweeping panorama of Morfa Harlech and the Llyn Peninsula, with a backdrop of the Cambrian mountains, Fron Oleu is a perfect home for coastal getaways or a permanent relocation. An ideal base for many activities, including golf, walking and cycling or simply enjoying some of the best beaches in Wales.

The cottage is packed full of original charm and character, and benefits from a private rear garden, with a perfectly positioned patio in which to sit and enjoy the sea air and sunshine.

Internally the property benefits from a cosy and welcoming lounge with log burning fire, kitchen/diner with direct access to outside - 2 bedrooms and bathroom on the first floor. The interior is flooded with light and the whole package is presented to the highest standards throughout.

Currently being used as a second home, the property will appeal to all buyers.

This cottage has everything you could need and viewings are highly recommended.

The accommodation comprises (all measurements are approximate):

Entrance door into

ENTRANCE HALL

1.63 x 1.04 (5'4" x 3'4")

uPVC front door; tiled floor, stairs leading to first floor, door into

LOUNGE

2.89 x 3.66 (9'5" x 12'0")

Carpeted; traditional stone feature fireplace housing multi-fuel burner; partially panelled walls; built-in wooden shelving; uPVC window to front aspect; night storage heater.

KITCHEN

4.76 x 2.55 x 1.22 (15'7" x 8'4" x 4'0")

Tiled floor; range of cream base and wall units; composite sink with drainer and mixer tap; tiled splashbacks; electric cooker slot; plumbing for washing machine; freestanding fridge/freezer; night storage heater storage cupboard/larder; additional storage cupboard housing water tank. uPVC double-glazed window and double glass door to rear garden.

FIRST FLOOR

Landing, doors leading to

BEDROOM 1

3.70 x 2.71 (12'1" x 8'10")

Original wooden floor; feature stone fireplace; two uPVC windows to front aspect; night storage heater

BEDROOM 2

2.96 x 1.82 x 1.23 (9'8" x 5'11" x 4'0")

Built-in storage cupboard; night storage heater; uPVC window to rear aspect

BATHROOM

2.39 x 1.82 (7'10" x 5'11")

White enamel bath with Redring electric shower; white ceramic W/C and sink. Linoleum flooring.

EXTERNAL

Set back from the quiet road by a small patio.

To the rear of the property is an enclosed private garden with mature plants and low maintenance hardscaping.

Although there is no official parking for the property the cottage is located minutes walk from a free car park.

SERVICES

Electric; mains water and drainage.

Council Tax band A

MATERIAL INFORMATION

Freehold property of standard construction.

Gwynedd Council tax band A

Currently classed as a second home for Article 4 purposes.

LOCATION

Located in Harlech, the town boasts a magnificent 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 Snowdonia National Park. The Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.







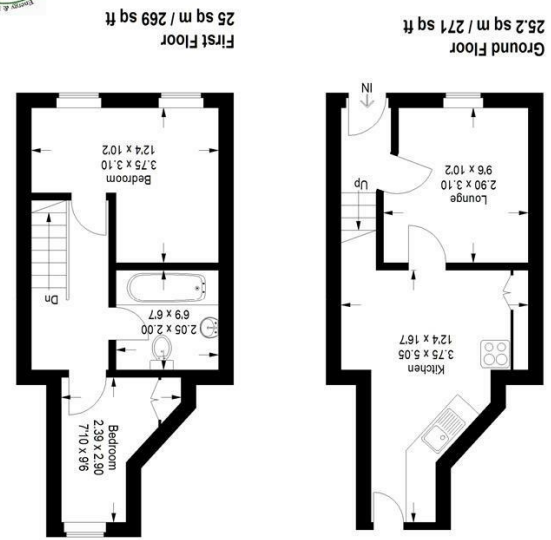
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

<p>Energy rating</p>	<p>5 Rock Terrace HARLECH LL46 2SP</p>
	<p>Valid until 15 August 2032</p>
<p>Certificate number 0440-3019-6208-0092-3204</p>	



Illustration for identification purposes only, measurements are approximate, not to scale.



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Approximate Gross Internal Area
50.2 sq m / 540 sq ft