



Tom Parry

63 Cae Gwastad, Harlech, LL46 2GY

£345,000

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An exceptional opportunity to acquire this impeccably designed four-bedroom detached residence, showcasing refined craftsmanship and contemporary elegance throughout. Set within an exclusive and highly desirable location, this home offers an impressive blend of luxury, comfort, and architectural sophistication.

The grand entrance hallway leads to a series of beautifully appointed living spaces, including a spacious formal lounge with feature fireplace, a stunning open-plan kitchen and dining area fitted with premium integrated appliances, and a separate sun room ideal for relaxed everyday living. Expansive windows and patio doors create a seamless connection to the landscaped gardens, flooding the interior with natural light and enhancing the sense of space. A spacious double bedroom with en-suite completes the ground floor.

The first floor hosts three generously proportioned bedrooms, providing exceptional flexibility for family living, guests, or home-working. The contemporary family bathroom is finished to an outstanding standard with high-quality fixtures and elegant detailing.

Externally, the property boasts a beautifully landscaped rear garden offering privacy and tranquillity, alongside a stylish patio area perfect for outdoor entertaining. A private driveway and garage complete the picture of this truly remarkable home.

Perfectly positioned close to primary and secondary schools, excellent transport links, and a range of premium local amenities, this residence represents a rare opportunity to secure a home of genuine distinction.

GROUND FLOOR

Entrance Hall

with uPVC double glazed main entrance doors; double glazed window to front aspect, radiator; laminate flooring; carpeted staircase; large understair craftsman fitted storage cupboard; window to front and doors leading to

Lounge

3.58 x 5.92 (11'8" x 19'5")
with fitted carpets; feature electric fireplace; two radiators; dual aspect windows with views to the mountain range at the rear and wall lighting

Dining Room

3.30 x 3.63 (10'9" x 11'10")
with laminate flooring; radiator and French doors leading to

Conservatory

4.22 x 3.47 (13'10" x 11'4")
with laminate flooring; radiator; double doors leading to the rear garden with fitted window blinds

Kitchen

3.56 x 3.15 (11'8" x 10'4")
with fitted range of oak fronted wall and base units; granite effect worktop surfaces; including a stainless steel one and a half sink and drainer with mixer tap; NEFF integrated electric oven and NEFF LPG hob with Hotpoint extractor hood over; integrated Hotpoint fridge, integrated NEFF dishwasher; ; tiled floor; partially tiled walls; radiator; double glazed window overlooking rear gardens and mountain range beyond and ceiling downlights

Utility Room

2.44 x 1.85 (8'0" x 6'0")
with side entrance door to side of property; ceramic tiled floor; combi boiler; plumbing for washing machine; door to outside and door leading to:

Cloakroom

with low level WC; wash hand basin and tiled floor, double glazed obscured glass window, radiator

Master Bedroom (ground floor)

4.52 x 3.12 (14'9" x 10'2")
with front aspect double glazed bay window with extra deep sill; fitted carpet; fitted bedroom furniture by "Sharps", radiator and door to

En-Suite Shower Room

with shower enclosure; low level WC; wash hand basin; tiled walls; tiled floor; extractor fan; shaving light with socket; radiator and window to side

FIRST FLOOR

Open Landing

with a skylight window giving a light and spacious feel; airing cupboard, radiator; fitted carpets and loft access

Bedroom 2

3.60 x 4.85 (11'9" x 15'10")
with fitted carpet; built-in wardrobes, radiator; front "Velux" roof window with views over Harlech Castle; two further "Velux" windows to the rear with mountain views and under eaves storage

Bedroom 3

2.95 x 3.6 (9'8" x 11'9")
with fitted carpet; built-in wardrobes, radiator; double glazed window to rear aspect with mountain views

Bedroom 4

4.37 x 3.6 (14'4" x 11'9")
with fitted carpets; radiator; window to side; "Velux" window to front and under eaves storage

Family Bathroom

with fitted white suite comprising a panelled bath with shower over and glazed screen; low level WC; wash hand basin; fully tiled walls; linoleum flooring; chrome heated towel rail; shaving light and socket; obscured "Velux" window to the front

EXTERNAL

To the front of the property is a low maintenance garden of brick paving and gravel. A brick paved side driveway leads to a detached garage with side door and light and power connections. To the rear there is a decorative large rear patio, lawned area with well stocked mature borders and seating areas, panoramic mountain views.

LOCATION

The property is situated in Lower Harlech. The town of Harlech 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 property is close to the 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 with regular services to the Midlands and beyond.

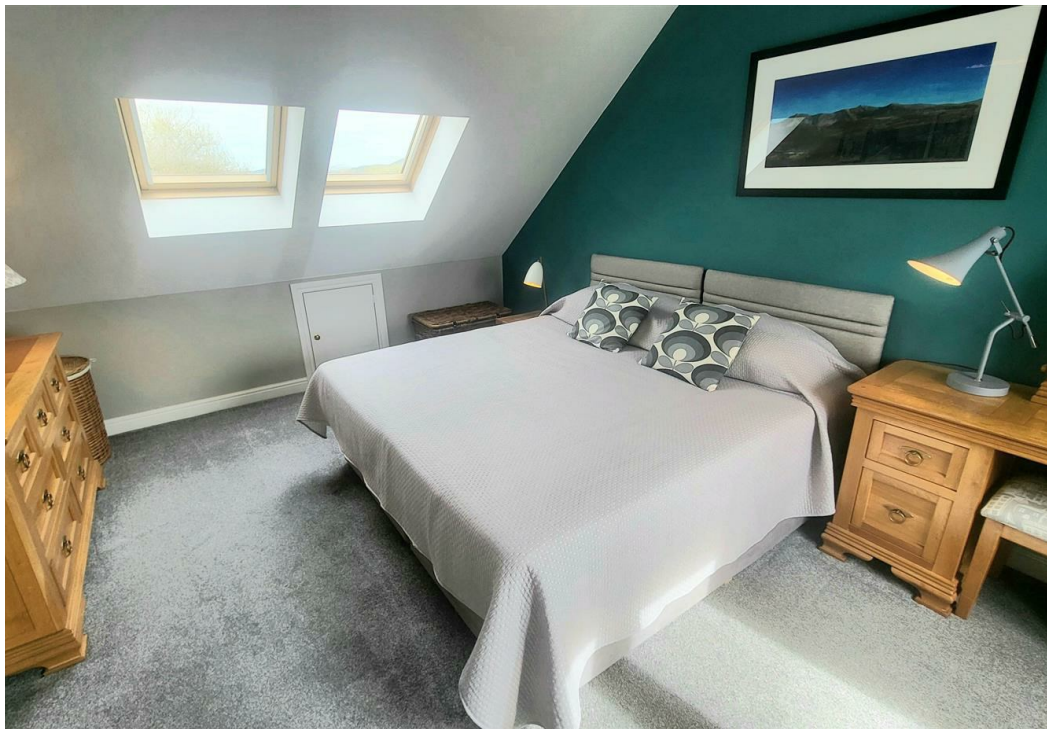
SERVICES

Mains water, electricity and drainage.
Oil fired central heating

MATERIAL INFORMATION

Standard build property
Council tax Band E
Primary residence







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.

