



Hedd

Harlech | Gwynedd | LL46 2YL

£210,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

Hedd

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A gorgeous Welsh cottage in a highly desirable location, Hedd successfully blends old world charm and character with up to date home comforts. A unique opportunity to purchase this traditional stone built cottage under a slate roof located at the top of one of the oldest and steepest streets in the world (Y Lech) overlooked by the UNESCO World Heritage Harlech Castle complete with off road parking space and external private patio area with views (and a hot tub!).

This one bedroom cottage full of style and character has been fully renovated to a very high standard and has beamed ceilings, a cosy stone inglenook fireplace with wood burning stove, contemporary ground floor shower room and kitchen diner with views of the Castle and over to Tremadog bay and the Snowdonia mountain range. It is located in a quiet location just minutes walk from the High Street with its shops and restaurants and benefits from a valuable parking space for one car. It also has a delightful private raised patio with Castle and mountain views and a hot tub from which to enjoy them in all weathers.

Hedd is fully double glazed and heating is provided by electric heaters plus the wood burning stove. The current owners run Hedd as a successful holiday let but it would equally lend itself to being a lovely home. 'Hedd' being the Welsh for 'Peace' is an apt name for this lovely haven.

- Traditional semi detached stone cottage
- Castle, mountain and estuary views
- Renovated to high standard
- Inglenook Fireplace with wood burning stove
- Patio with hot tub and views
- Off road parking for 1 car
- All contents & furniture included
- Quiet location minutes walk from High Street
- Full of character, beamed lounge and bedroom
- Successful holiday rental



Living Room

10'1" x 12'0" (3.08 x 3.67)

Cosy, inviting and characterful living room with slate tiled floor, exposed beams and feature stone inglenook fireplace with wood burning stove. Window to the front with views of Harlech Castle and lovely deep slated sills. Open plan stairs to the first floor.

Dining Kitchen

16'0" (max) x 12'5" (max) (4.9 (max) x 3.79 (max))

A well equipped kitchen/diner with views of Harlech Castle. Having a range of wall and base units integrated appliances including oven, hob and extractor over, dishwasher, washing machine and fridge and freezer. The dining area sits in front of a picture window which provides views down Y Lech and over to the iconic Harlech Castle, particularly stunning in the evenings when the castle is spectacularly illuminated.

Bedroom

14'4" x 11'10" (max) (4.38 x 3.61 (max))

The open plan stair case leads to this spacious bedroom which is full of character with a high pitched ceiling and "A" frame beams. It is a lovely light room with traditional low windows to the front and side elevation giving views of Harlech Castle and Tremadog bay and the Snowdonia mountain ranges.

Ground floor shower room

Fully tiled with underfloor heating, this contemporary shower room has a white suite comprising of corner shower, WC and hand basin, roof light window and natural wood door.

Exterior

A glazed door leads out steps to a delightful and private raised block paved patio with views up to Harlech Castle and across to Tremadog bay and the

Snowdonia mountain range. A special addition is the hot tub included on the sale from where you can enjoy the wonderful outlook and when the sun goes down enjoy the atmospheric view of Harlech Castle illuminated. Across from the house there is an off road parking space for one car. Stone steps at the front of the house lead up to a stone and slate terrace bounded by stone walls and up to Hedd's entrance door.

Additional Information

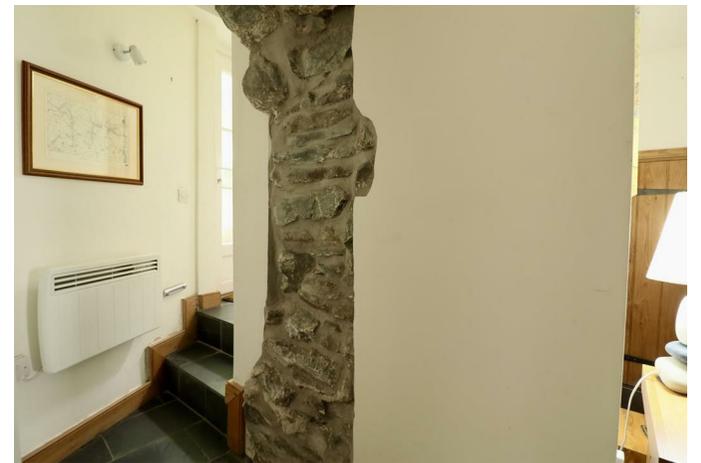
Hedd is immaculately presented, tastefully and fully furnished for its current use as a very successful holiday let. We are advised that all of the contents, furnishings and the hot tub are included in the sale. Hedd is fully double glazed with mains electricity and mains water and drainage.

Harlech & 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 that has one of the finest examples of a natural dune system with some dunes reaching 30 feet high. Harlech has also recently been given the accolade of having the second steepest street in the world at Ffordd Pen Llech which is proving to be a major tourist attraction.

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. For those that require it, a private aircraft can be landed at Llanbedr airport which is about 3 miles from this property. For the rest of us Harlech railway station is





a 5 minute walk away!

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 there provide hiking and walking opportunities for all ranges of abilities. Other walking trails include the Taith Arduwy Way which is a well signposted upland pathway of 24 miles from Barmouth in the south to Llandecwyn in the north. There are also numerous biking trails and the nearby Zip World and Caverns nearby in Blaenau Ffestiniog.







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