



Bryn Y Coed

Harlech || LL46 2YT

£170,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Bryn Y Coed is a gem of a traditional stone cottage with a rare combination of sea views, gardens and parking.

This one bedroom charming mid-terrace property exudes all the warmth and character expected of a Welsh cottage and has a cosy open fire perfect for those chilly evenings. It is within minutes walk of Harlech high street has parking for 2 cars and a good sized garden complete with garden room.

Sea glimpses can be seen through the trees from the windows to the front and the garden stretches up the hillside at the back providing the most glorious panoramic views across Cardigan Bay taking in Portmeirion and the tip of Snowdon. The summer house/garden room provides the perfect spot to unwind and soak in the beauty of the surroundings, enjoy the spectacular sunsets or employ as a home office, hobby space or over flow accommodation when guests come to stay.

Inside is an open plan lounge/diner/kitchen with views to the front and seating around the open fireplace. Upstairs is a large bedroom with panoramic views plus a spacious bathroom with both bath and separate shower. The kitchen area has been refitted and a useful utility room to the rear is home to additional appliances and storage. It is double glazed through out with electric heating plus the cosy open fire.

The current owners have poured their hearts into lovingly improving this cottage, resulting in a characterful coastal home that is both inviting and unique. Whether you're seeking a peaceful retreat, downsizing, or looking for an investment opportunity, this property ticks all the boxes. It is being sold with the benefit of NO ONWARD CHAIN.

Located just minutes away from Harlech High Street and the famous castle. The glorious sandy beaches, mountains and woods are also in walking distance.

- Traditional one bedroom Welsh cottage with breathtaking coastal and mountain views and walking distance of Harlech high street
- Parking for 2 cars
- Rear garden with panoramic coastal views and a garden room
- Cosy open plan living space with open fire on granite hearth in period surround
- Refitted kitchen plus utility room
- Large double bedroom with spectacular views
- Spacious bathroom with bath and shower cubicle
- Fully double glazed
- NO ONWARD CHAIN
- Can be used as a main residence, holiday home or holiday let



Entrance Hall

The door opens to the inner hall way with door to the lounge and stairs rising to the first floor. The stair carpet is a wool twist deluxe grade from Cormar Carpets. A salvaged ship's door leads to the lounge.

Lounge/Diner/Kitchen

13'6" (max) × 15'7" (4.13 (max) × 4.76)

Open plan to the kitchen with a cosy open fire in feature period fireplace on granite hearth and space for small dining table and chairs. There are sea glimpses through the trees from the window to the front and the room benefits from attractive high traffic standard and water proof wood effect vinyl flooring.

Kitchen Area

Refitted well equipped kitchen with plenty of counter space, wall and base units and built in induction hob and oven.

Utility

7'6" × 5'1" (2.31 × 1.55)

A very useful space with space and plumbing for a washing machine, space for fridge freezer, counter and stainless steel sink and drainer. Stable door to rear garden.

Bedroom

13'10" × 8'2" (4.24 × 2.49)

A spacious double with incredible sea views from the window to the front. A useful space behind the door would lend itself well to being built in cupboards for additional storage space.

Bathroom

8'10" × 7'4" (2.7 × 2.26)

With white suite comprising of low level WC, hand basin, bath and separate shower cubicle. Having vinyl floor, airing cupboard with hot water tank and window to the rear.

Rear Garden

A series of stone steps lead up to the rear garden, largely laid to lawn with terraced seating areas and flanked with mature trees, bushes and shrubs. The level lawned area at the top has seating and sunbathing areas perfect for soaking up the sun, enjoying the expansive views which extend over Harlech to the sea, Llyn Peninsula and the Snowdonia mountain range beyond. There is also a large garden room/summer house from which to fully appreciate the

fabulous and extensive views and spectacular sunsets whatever the weather or time of year.

The parking area is opposite the property on the other side of the road and provides parking for 2 cars and even enjoys a sea view through the trees.

Parking Area/Front Garden

Opposite the property is the parking area/additional garden. There is space to park two cars or this flat land could make an additional lawn, vegetable patch etc. Other cottages in the row have built a very convenient garden shed for storage etc. on their parking area.

Article 4

Class C3 Primary Residence or C5 Second home. The vendor has also has planning permission to include C6, (holiday let)

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.

Additional Information

The property is connected to mains electricity and water. Drainage is private to septic tank shared with the neighbours. The property is fully double glazed with electric heating and the open fire in the lounge. The cottages were built for workers in the nearby Manganese mines.

A right of way exists for the owner¹ of this cottage to access the rear garden via the neighbour's pathway.

Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. Bryn Y Coed 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 five minutes walk from Bryn Y Coed

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.

Disclaimer

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In accordance with current anti-money laundering legislation, intending purchasers will be required to provide proof of identity, address and source of funds/source of wealth information when an offer is made and before any sale can proceed. We ask for your cooperation to minimise delays.

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These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst we take reasonable care to ensure that the information provided is accurate and not misleading, buyers should not rely on these particulars as statements or representations of fact and should satisfy themselves by inspection, survey, searches and enquiries through their solicitor.

The Agent has not tested any apparatus, equipment, fixtures, fittings, services, heating systems, electrical installations, appliances or other items at the property and cannot confirm that they are in working order or fit for purpose. Any reference to tenure, boundaries, rights of way, easements, planning, building regulations, services, council tax, broadband/mobile coverage or other matters is based on information supplied by the Seller or third parties and should be verified by the Buyer's solicitor or surveyor.

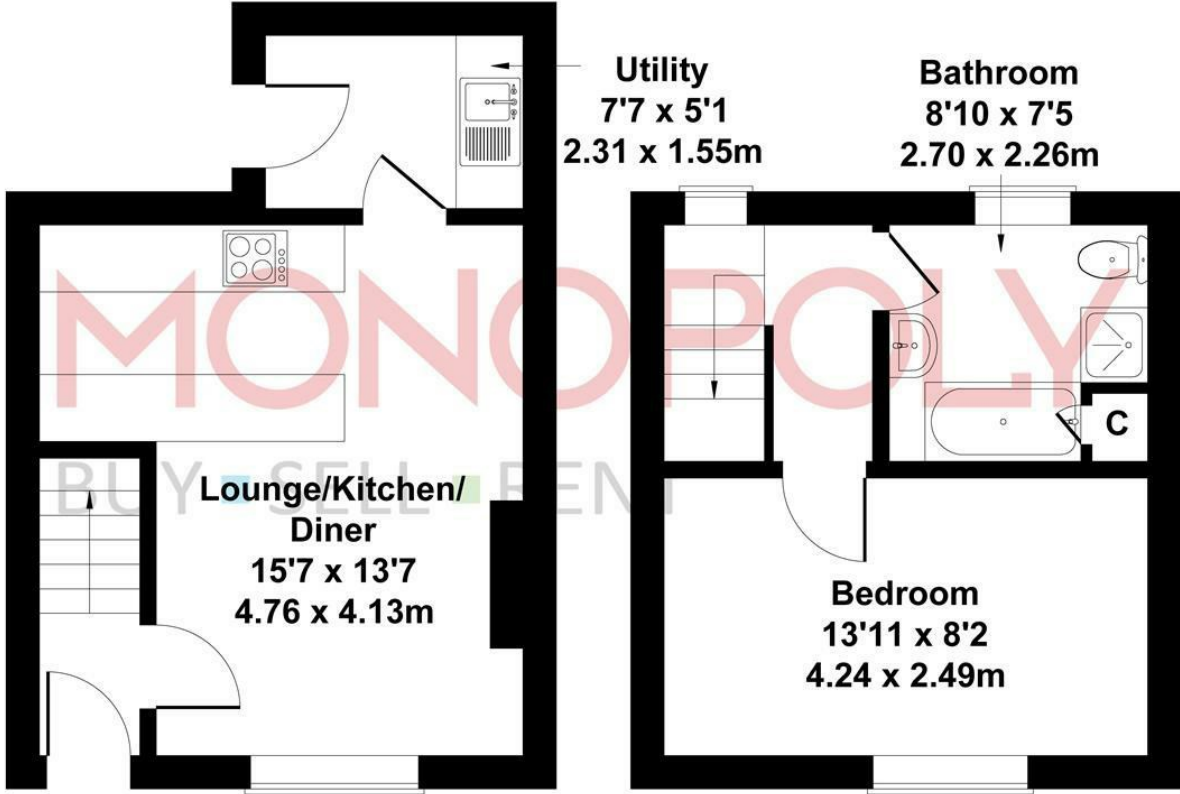
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Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked before travelling to view.



Bryn Y Coed

Approximate Gross Internal Area
484 sq ft - 45 sq m

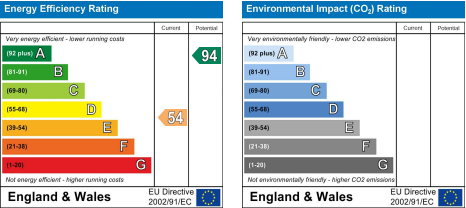


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MONEY LAUNDERING REGULATIONS 2003

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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