



## London House

Harlech || LL46 2UB

£345,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# London House

Harlech | LL46 2UB

This remarkable four-bedroom house plus shop presents a unique opportunity for both living and investment. This traditional end of row stone property boasts spacious living space, spread over three floors, and occupies a prominent location on the main coastal road, the A496.

In addition to the residential space, this property includes an attached shop, previously used as a hairdressers and a tattoo studio, and also post office which offers exciting income potential. The double fronted shop features a spacious floor area of 20.1 metres, plus a kitchen and WC, making it fully self-contained. It has its own entrance to the front courtyard and could be accessed also from the house by reopening a connecting doorway, enhancing the property's versatility.

The house itself benefits from two large reception rooms, including a first-floor lounge with log burning stove and magnificent bay window, providing far reaching views over to Snowdon and Harlech castle. Other windows offering more views of Harlech castle, and the golf course and Morfa Dunes. The bespoke kitchen and dining room provide a perfect space for family gatherings, while the utility room and two well-appointed bathrooms add to the home's practicality.

The interior of the property is well presented with traditional features such as a slate floor, exposed beams and the original wooden staircase. The property also benefits from off-road parking (rare in this location) and a shed.

With its prime location within walking distance to local amenities, the beach, and transport links, this property is not only a beautiful family home but also a rare investment opportunity in a sought-after area. Whether you are looking to reside in a picturesque coastal setting or seeking a venture with income potential, this property in Harlech is not to be missed and is being sold with the benefit of NO ONWARD CHAIN.

- EXCELLENT RESIDENTIAL AND COMMERCIAL OPPORTUNITY
- 4 Bedroom stone house and attached shop in prominent location
- Off road parking for 3 cars plus a shed, flagged courtyard to the front of shop
- Located on main coastal road (A496) in popular town of Harlech
- Double fronted shop with excellent retail space, kitchenette and WC
- House set over 3 floors with 2 reception rooms, 4 bedrooms and 2 bathrooms and original features
- First floor living room with wood burning stove, oil fired central heating
- Close to beach, amenities and transport links
- Castle, Snowdon and Morfa dune views
- NO ONWARD CHAIN



## London House Residential Accommodation

The house is set over three floors with kitchen and dining room to the ground floor. In the hallway is a blocked up entrance door to the shop which could easily be reopened for direct access. The accommodation has both front and back doors. To the first floor is the living room, principal bedroom, utility and the two bathrooms. On the second floor are the three further bedrooms.

### Entrance Hall

The rear entrance door opens to a quarry tiled hallway with door off to the kitchen and shelving and space for coats.

### Kitchen

14'10" × 10'5" (4.54 × 3.19)

A large bespoke kitchen with slate tiled floor, solid wood wall and base units with slate tiled splash backs. Integrated dishwasher, space for Rangemaster 6 ring oven with extractor over, space and plumbing for washing machine and an American style fridge freezer. Built in cupboards and castle views from the window to the side.

### Dining Room

16'0" × 9'11" (4.88 × 3.03)

An archway from the kitchen opens into the large dining room with wood effect laminate flooring and window to the front. A door leads to the herringbone tiled inner hallway where there is a front door, large storage cupboard and stairs to the first floor.

### First Floor Living Room

15'8" × 11'9" (4.78 × 3.6)

Dominated by the large bay window with views to Snowdon and Harlech Castle. A side window provides views of the Morfa dunes and golf course. With exposed floorboards and a cosy log burning stove.

### Utility Room

8'2" × 7'10" (2.5 × 2.4)

A useful room with space for a tumble dryer, work counter, shelving and castle view.

### Bathroom

14'5" × 7'3" (4.4 × 2.21)

A refitted bathroom with attractive driftwood style tiled floor, white suite comprising of large shower with drench attachment, bath with central waterfall taps, large hand basin in vanity unit, WC, touch screen mirror, heated towel rail and contemporary tiling. Window to the rear.

### Shower Room

9'10" × 4'3" (3 × 1.3)

With driftwood tiled floor, white suite comprising of shower, hand basin and WC. Contemporary tiling and obscure window to the rear.

### Principal Bedroom

15'10" × 9'10" (4.83 × 3)

Characterful king sized room with exposed beams, exposed wooden floorboards and views of the dunes, golf course and railway. There are two doors leading from this room to the landing.

### Bedroom 2

15'8" × 10'2" (4.8 × 3.1)

Spacious king size on the second floor with dual windows providing castle and sand dune views.

### Bedroom 3

12'1" × 8'2" (3.7 × 2.5)

A double with dunes and golf course views.

### Bedroom 4

12'4" × 7'2" (3.77 × 2.2)

A small double to the rear with castle views.

### Shop London House

The shop consists of the retail area plus kitchenette





and WC. The shop has large display windows and opens to railed and gated courtyard. The shop can be connected internally to the house by unblocking a connecting door.

#### **Retail Area**

16'0" x 13'5" (4.9 x 4.1)

With double fronted full height display windows and door to the front and large window to the side. The front door opens to a flagged and railed courtyard. Wood effect laminate windows and plenty of electric points, drainage and water.

#### **Kitchenette**

5'10" x 5'6" (1.8 x 1.7)

Base units with counter over, sink and drainer and window to the rear.

#### **WC**

5'6" x 4'3" (1.7 x 1.3)

With WC and hand basin with Triton hot water heater. Window to the rear.

#### **External**

To the front is a flagged courtyard and across the road is parking for up to 3 cars plus a wooden shed with electricity. There is space to create additional parking by clearing more land and removing the shed.

#### **Additional Information**

The property is Freehold and connected to mains electricity, water and drainage. It is double glazed with oil fired central heating.



### Harlech and its Surrounds

The property is located on the main coastal road A496 in Harlech which is famous for its World Heritage listed 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 the heart of the Snowdonia National Park. The property is close to the internationally renowned 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 which offer more shops and large supermarkets. At least two of the large national supermarkets have a delivery service to Harlech. There are also regular services to the Midlands and beyond.

Harlech 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.

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

We understand that the house has an Article 4 class of 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.

#### Disclaimer

##### ANTI-MONEY LAUNDERING CHECKS

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.

#### IMPORTANT NOTICE

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.

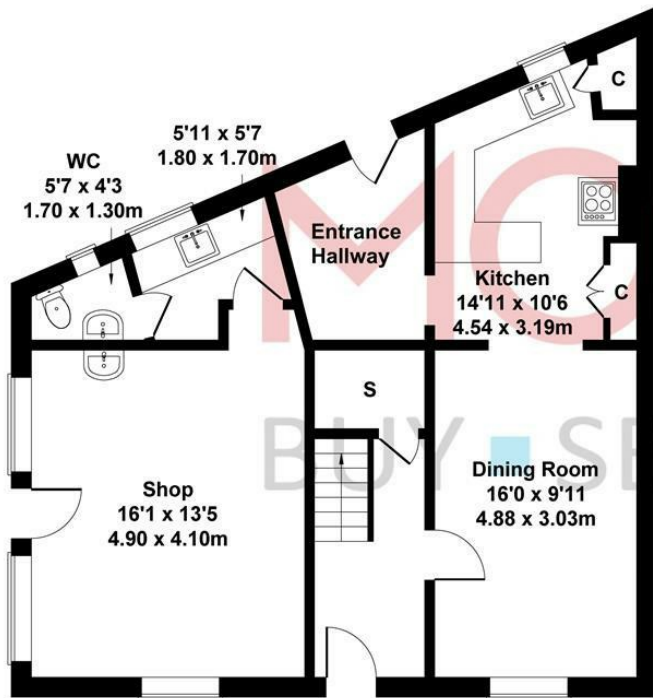
Some images may have been digitally or AI enhanced for presentation purposes. Any such enhancement is cosmetic only and is limited to improving image quality, lighting, clarity or appearance. It is not used to alter or misrepresent the size, condition, layout, features, boundaries, views, location or material characteristics of the property.

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.

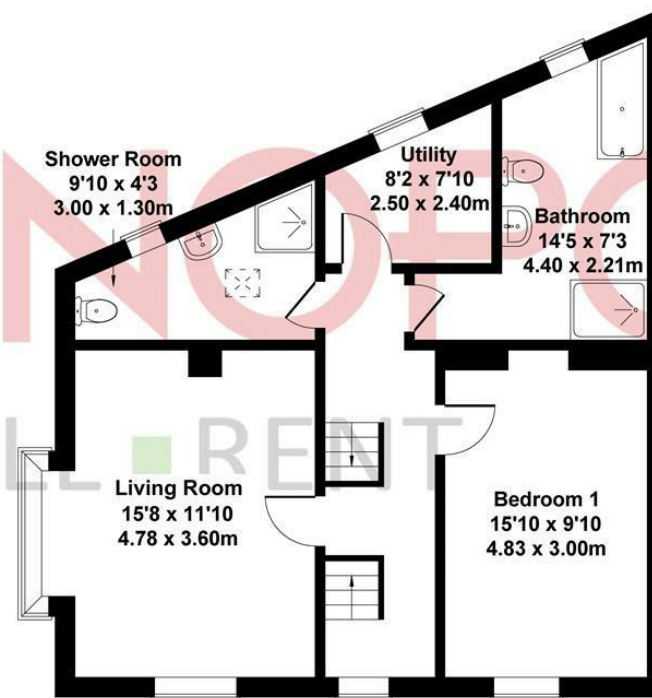


# London House

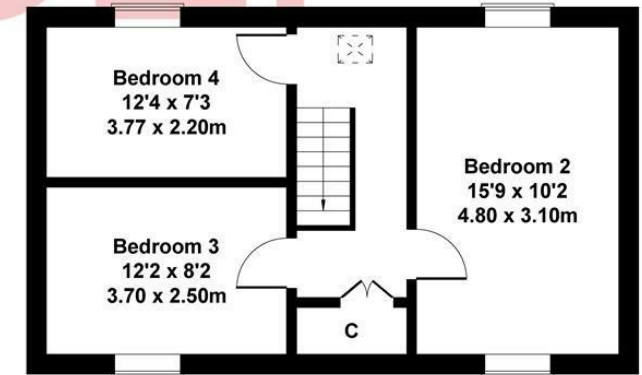
Approximate Gross Internal Area  
1927 sq ft - 179 sq m



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

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			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Target	Passive	Current	Target	Passive
Very energy efficient - lower running costs 92-95% A			Very environmentally friendly - lower CO <sub>2</sub> emissions 82 phat A		
91-91% B			81-91% B		
89-90% C			80-90% C		
85-89% D			75-80% D		
83-84% E			69-84% E		
81-82% F			61-80% F		
79-80% G			44-60% G		
Not energy efficient - higher running costs 0-79%			Not environmentally friendly - higher CO <sub>2</sub> emissions 14-43%		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



BEACH

[Blank sign]

GORSAE STATION

20

CASTLE HAIR STYLIST





1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS  
01341 475000 | [gwynedd@monopolybuysellrent.co.uk](mailto:gwynedd@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**  
BUY ■ SELL ■ RENT