



Howel Y Gwynt

Harlech || LL46 2UL

£265,000

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT







# Howel Y Gwynt

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This delightful detached house is a splendid transformation of two former cottages, now offering a spacious and characterful living space. Beautifully presented, the property seamlessly blends modern conveniences with traditional features, including exposed stone walling and a cosy fireplace that adds warmth to the home coupled with double glazing and central heating.

The accommodation boasts well-appointed bathrooms on both the ground and first floors, ensuring comfort and convenience for all residents. One of the standout features of this property is the expansive garden, which presents a wealth of possibilities. Whether you envision a building plot (subject to planning), a mini football field for family fun, keeping chickens, or a flourishing garden for the keen gardener, this outdoor space is a true delight.

In addition to the generous garden, the property offers ample parking and a workshop, catering to those with hobbies or projects in mind. The location is particularly appealing, as it is within walking distance of the stunning beach and local amenities, making everyday life both convenient and enjoyable. Furthermore, the property boasts a view of the historic Harlech Castle, adding a touch of heritage to your surroundings.

For those seeking additional accommodation or a space for guests, a fully serviced caravan is situated in the garden, providing extra versatility. This property is a rare find, combining character, space, and potential in one of Wales' most picturesque locations. Don't miss the opportunity to make this charming house your new home.

Being sold with the benefit of NO ONWARD CHAIN.

- DETACHED AND SPACIOUS - previously 2 cottages now combined into one
- BURSTING WITH CHARACTER - exposed stone walling, fireplaces etc
- LARGE GARDEN AND PLENTIFUL PARKING - potential for building plot (subject to planning)
- HARLECH CASTLE VIEW - fabulous view from sunny garden
- CLOSE TO AMENITIES AND BEACH - walking distance to beach, shops, transport links and pub
- TWO BATHROOMS - ground floor bathroom and first floor shower room
- COSY LOG BURNER - in lounge with exposed stone walling backdrop
- WORKSHOP PLUS UTILITY ROOM
- CARAVAN IN GARDEN - fully serviced
- NO ONWARD CHAIN





### Entrance Hall

Welcoming entrance hall with space for coats, boots and shoes. Door to lounge/diner.

### Lounge/Diner

21'10" × 14'7" (6.67 × 4.47)

Characterful, cosy and spacious with log burning stove and feature exposed stone walling, wood effect laminate flooring and space for seating plus a large dining table and chairs.

Useful built in cupboard, double doors opening to the kitchen and door to inner lobby with stairs to the first floor.

### Kitchen

19'4" × 10'5" (5.9 × 3.18)

Well equipped and full of character with patio doors to the garden plus dining and seating areas making this a very attractive and social space.

The kitchen benefits from a range of wall and base units with built in oven and hob and space for under counter fridge.

There is wood laminate flooring throughout, exposed stone walling and space for a table and chairs. In front of the patio doors is a large seating area with space for settees.

### Bathroom (Ground floor)

7'10" × 5'10" (2.4 × 1.8)

With white suite comprising of bath with shower over, hand basin in vanity unit, and WC. Wood vinyl flooring, part tiled walls and obscure window.

### Utility Room

7'6" × 7'2" (2.3 × 2.2)

With space and plumbing for washing machine and a tumble drier, space for fridge/freezer, tiled floor and

combi boiler. Shelving and worktop, door to part covered patio area and onto garden, plus door to workshop.

### Workshop

12'9" × 7'2" (3.9 × 2.2)

This useful room has laminate flooring, worktop, water, sink and electrics. It benefits from a tiled floor and plenty of shelving and storage.

### Log Store

### First Floor Landing

The spacious landing benefits from Snowdon views from the window over the stairs, There is also a roof light window and plenty of space for additional furniture or desk for home working/hobbies etc.

### Bedroom 1

12'5" × 8'0" (3.79 × 2.46)

A good sized room with window to the front and attractive sloping ceilings adding character.

### Bedroom 2

12'4" × 7'8" (3.76 × 2.36)

A further good sized room with window to the front and attractive sloping ceilings adding character.

### First Floor Shower Room

White suite comprising of shower cubicle, hand basin and WC. Attractive colourful tiled walls, vinyl flooring and sky light window. There is also a built in storage cupboard.

### Caravan

Included in the sale is the well maintained and fully serviced (28' by 10') 2 bed caravan with central heating.

Lounge 3.2m × 2.9m (10' 6" × 9' 6")

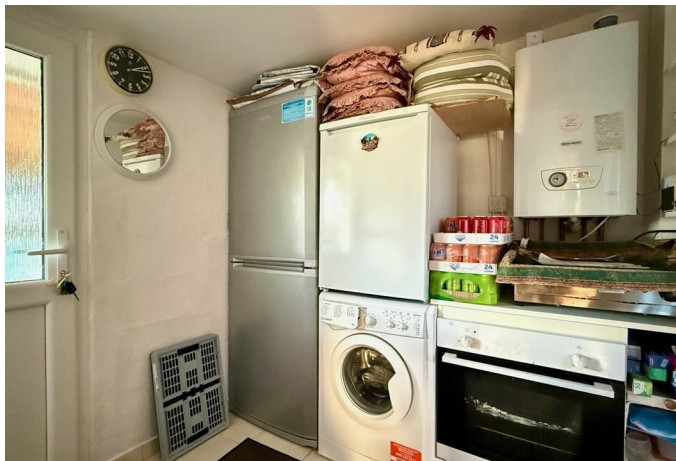
Bedroom 1 2.3m × 1.5m (7' 6" × 4' 11")

Bedroom 2 2.3m × 2.2m (7' 6" × 7' 2")

Shower Room









### **Garden**

At the front of the property there are 2 pathways to either side of the property - a vestige from its previous incarnation as two separate cottages. Alongside a driveway provides off road parking for 2 vehicles. The other side houses a 6-berth static caravan, included in the sale, with separate electricity, mains drainage and LPG fire.

A large, attractive garden lies to the rear and includes a sizeable lawn with paved patio areas including a part covered brick paved patio with a mediterranean feel which is perfect for alfresco dining whatever the weather. There are planted borders, mature trees including a fig tree, walnut trees and even a grapevine. This large garden has plenty of space for growing vegetables and keeping chickens.

The garden has a very sunny aspect, backing onto playing fields with a fabulous view of Harlech Castle. Two sheds and the caravan are included in the sale.

Subject to planning, it may be possible to create a building plot or ample room for a side extension to the house

### **Additional Information**

The property is freehold and connected to mains electricity, water and drainage. It is double glazed with propane gas central heating.

### **Article 4**

Class 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.

### **Harlech and its Surrounds**

The stunning golden sands of Harlech beach are just a 20 minute walk away. Howel Y Gwynt 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.

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.



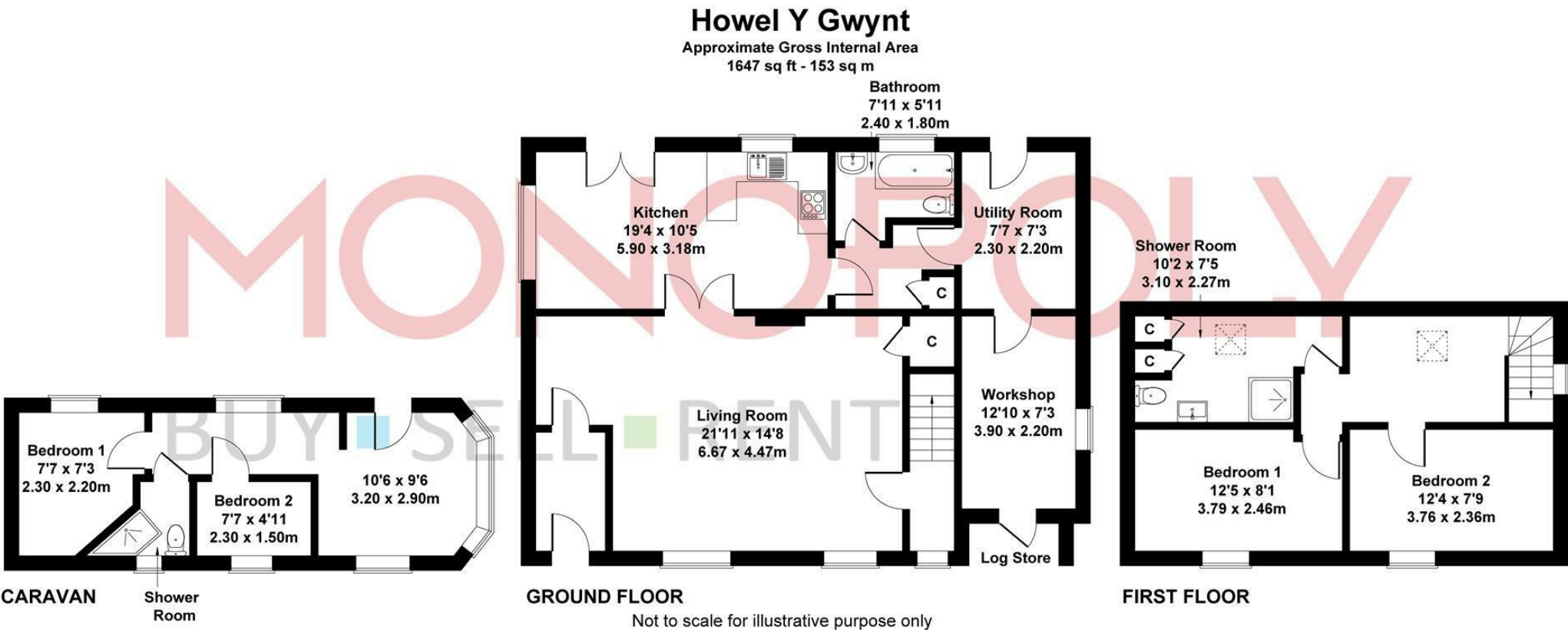




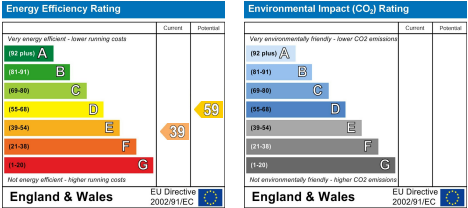








MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
THE PROPERTY MISDESCRIPTORS ACT 1991  
The Agent has 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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