



**Maes Mor**

Harlech || LL46 2SB

£319,950

**MONOPOLY**<sup>®</sup>

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# Maes Mor

Harlech || LL46 2SB

This delightful seaside two bedroom detached house located in the sought after hamlet of Llandanwg offers a unique opportunity to embrace coastal living.

With uninterrupted panoramic sea views, Maes Mor is a true gem for those seeking tranquillity and natural beauty coupled with the best of beach life that Gwynedd has to offer. The award-winning beach is just a short five-minute stroll away, where you can indulge in the sun, sand, and surf, complemented by the beach café for refreshments. Just a mere five-minute stroll from an award-winning beach, this property boasts uninterrupted sea views and gentle sound of waves that can be enjoyed from both the first-floor balcony and the garden to the rear.

Freshly painted in white throughout, the home is light and bright, creating an inviting atmosphere. New flooring and carpets have been laid in the majority of rooms. The large kitchen diner with patio doors to the garden is ideal for family meals and entertaining, while the utility/store room adds practicality to everyday living. Double glazing ensures warmth and tranquillity.

With flexible accommodation, there is a cloakroom to the ground floor and family bathroom on the first. The two double bedrooms have views, the principal with sea views and balcony, the other looking across to the hills.

This property is situated in a sought-after location, where you can witness stunning sunsets and, on occasion, even spot dolphins playing in the sea. With no onward chain, this home is ready for you to move in and start enjoying the coastal lifestyle immediately. Additionally, access to transport links makes it convenient for commuting or exploring the beautiful surrounding areas.

This house in Llandanwg is a rare find that promises a serene and picturesque living experience by the sea. Don't miss the opportunity to make this coastal gem your own.

- UNINTERRUPTED SEA VIEWS - just 5 mins walk to award winning beach
- DETACHED HOUSE - 2 double bedrooms
- BALCONY - first floor balcony with beautiful sea views over to Harlech beach, Lyn Peninsula Shell Island and mountain ranges
- PARKING - driveway parking to the front
- GARDENS - to front and rear
- NEWLY DECORATED WITH NEW FLOORING AND CARPETS LAID IN MOST ROOMS- repainted throughout in white, blank canvas for own taste
- FLEXIBLE ACCOMMODATION - opportunity to create first floor lounge with spectacular views and balcony
- TRANSPORT LINKS - railway station 5 minutes away
- DOUBLE GLAZED THROUGHOUT
- NO ONWARD CHAIN - ready to move in and enjoy!



### Entrance Hall

Light bright and welcoming with doors off to kitchen/diner, lounge and cloakroom and stairs rising to the first floor. Newly laid wood effect laminate flooring and newly carpeted stairs. Plenty of open space under the stairs for coats, boots etc.

### Lounge

16'7" x 9'2" (5.08 x 2.80)

With triple aspect windows flooding with light and a view to the front and new carpet. This room would also make an excellent double bedroom if a first floor lounge is preferred.

### Cloakroom

6'5" x 5'10" (1.96 x 1.79)

With low level WC and hand basin in vanity unit, tiled floor and part tiled walls, obscure window and cupboard housing hot water cylinder.

### Kitchen/Diner

16'7" x 9'8" (5.08 x 2.95)

A lovely room fantastic views and a range of wall and base units and appliances plus space for dining table and chairs. Dual aspect windows provide garden and sea views and a patio door opens to the garden.

There is a built in oven with hob and extractor over, fridge freezer and plumbing for washing machine or dish washer - additional utility space and plumbing in utility and store room next door.

The kitchen area benefits from a tiled floor and new wood effect laminate flooring has been laid in the dining area.

### Utility/Store

9'8" x 7'8" (2.95 x 2.35)

Accessed from the garden, a useful utility and store with power, lighting, plumbing and space for washing

machine, tumble drier, freezer and room for tools, garden equipment etc. Window to the side.

### First Floor Landing

Spacious and bright with roof light window and newly laid carpet.

### Principal Bedroom

16'7" x 9'8" (5.08 x 2.95)

Incredible room with window and glazed door to decked balcony overlooking the garden and out to sea. A further roof light window floods the whole room with light and there is the sound of gentle waves. This room will also lend itself to a stunning first floor lounge and has new carpet.

### Bedroom 2

16'7" x 9'2" (5.08 x 2.8)

A second large double with new carpet, roof light window and views from window to the front over to the Moelfre.

### First Floor Bathroom

7'1" x 6'5" (2.17 x 1.96)

With tiled walls, white suite comprising of bath with shower over, hand basin and low level WC. Roof light window.

### Exterior

Maes Mor benefits from sunny gardens to back and front with driveway parking.

To the front there is a parking area which could be enlarged if required and a lawn screened by hedges.

To the rear is a very sunny south west facing garden with sea views, patio and lawn enclosed by stone walling and bushes and shrubs.

### Additional Information

The property is connected to mains electricity, water





and drainage. It is fully double glazed with electric heating.

### **Llandanwg and its Surrounds**

Llandanwg between Barmouth and Harlech, is famous for its beautiful beach and medieval church in the dunes which stands just a stone's throw from the sea. The beach is sheltered from strong winds, making it a perfect place for relaxation. It's popular with fishermen – the local catch includes dogfish, bass, flatfish and mackerel. It has its own beachside cafe and Pensam Harbour is nearby. The Welsh Coastal path and other scenic walks are on the doorstep. It has a railway station served by the Cambrian Coastline railway which offers links to local towns, the Midlands and beyond. It's close to the castle town of Harlech, a popular resort offering a range of facilities including shops, schools, swimming baths, petrol station and the Royal St David's Golf Club.

### **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.

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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.

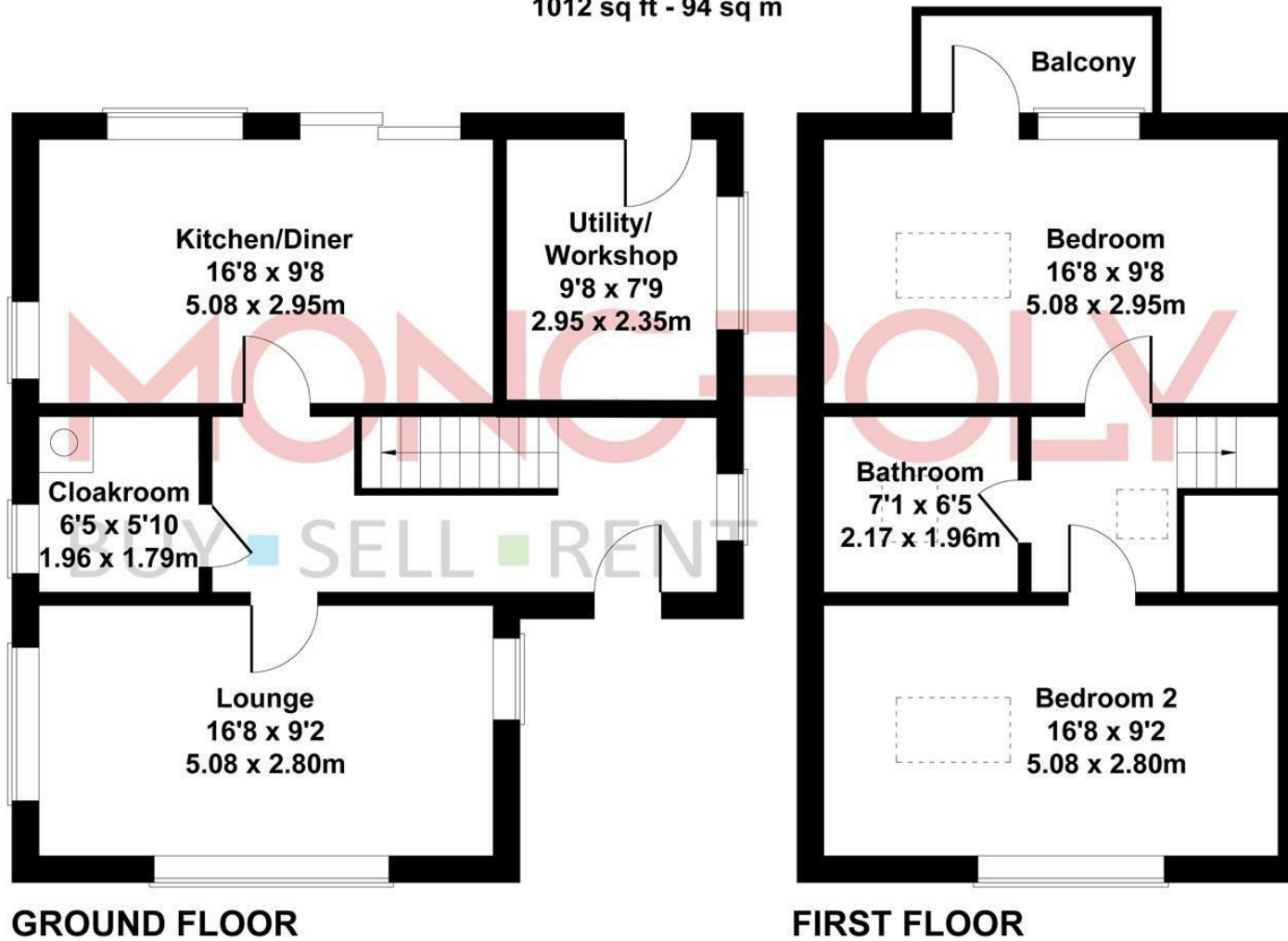






# Maes Mor

Approximate Gross Internal Area  
1012 sq ft - 94 sq m



**GROUND FLOOR**

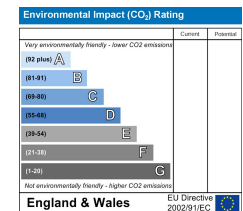
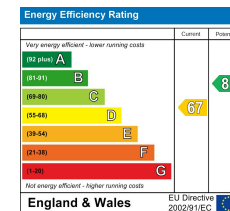
**FIRST FLOOR**

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.







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)

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