



Rose Cottage

Harlech || LL46 2RR

£185,500

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Nestled in the charming hamlet of Llanfair, Harlech, this postcard-pretty one bedroom cottage offers a delightful blend of character and modern comfort. With panoramic sea views and just a short stroll to the beach this property is perfect for those seeking a tranquil lifestyle in a dream coastal cottage.

The cottage is beautifully presented and meticulously maintained, showcasing its unique charm. Upon entering, you are greeted by a warm and inviting atmosphere, enhanced by a log-burning fire set in a traditional stone fireplace, perfect for cosy evenings. The spacious bedroom boasts lovely sea views and features built-in Sharps wardrobes, providing ample storage space.

The first-floor shower room is beautifully appointed and generously sized. The contemporary kitchen is well equipped complete with a utility, pantry and storage area. To the front is a charming sunny courtyard with sea views and seating area, ideal for enjoying morning coffees while soaking in the picturesque surroundings and evening BBQ's watching the sunset over the sea.

On road parking is available just minutes away, as are transport links.

Renovated to a high standard, the cottage boasts double glazed cottage style windows and doors, a luxurious bathroom suite, new consumer unit in 2025, Fischer heating system throughout and under floor heating to the kitchen.

This property truly embodies the essence of coastal living, combining character, comfort, and convenience in one delightful package. If you are looking for the coastal dream property, this cottage is a must-see.

- PANORAMIC VIEWS - sea and rural views, quiet location
- BEAUTIFUL WELSH STONE COTTAGE FULL OF CHARACTER - log burning fire, exposed stone work
- COURTYARD GARDEN - to the front with sea views and sunny aspect
- LOG BURNING STOVE - set in traditional fireplace
- KITCHEN AND UTILITY ROOM - underfloor heating to kitchen, pantry storage
- SPACIOUS SHOWER ROOM - on first floor with walk in shower and UTOPIA suite
- VERY WELL PRESENTED AND MAINTAINED - renovated and maintained to a high standard
- WALKING DISTANCE OF BEACHES AND TRANSPORT LINKS
- DOUBLE GLAZED with Fischer electric heating
- SOUGHT AFTER LOCATION - popular coastal hamlet



Porch

A path leads to the glazed stone porch with vaulted slate roof, seating area and stone flooring. A wooden stable door leads to the hallway.

Hallway

Setting the scene for this charming characterful cottage, the welcoming hallway has wood effect click flooring, exposed stone walling, wood panelling, door off to lounge and stair rising to the first floor landing.

Lounge

14'7" x 8'3" (4.47 x 2.54)

Full of character with log burning stove on slate hearth with wooden mantle set in traditional stone fireplace and attractive wood panelling. A window with deep wooden sill to the front looks over the courtyard and out to sea and there is space for a small dining table and chairs.

Kitchen

12'11" x 10'11" (3.96 x 3.35)

Well equipped with under floor heating beneath wood effect tiled floor. With a range of wall and base units with solid wooden counter over and attractive tiled splash backs. With built in oven and ceramic hob with extractor over, white ceramic sink, space and plumbing for a washing machine and alcove for microwave. There is a window to the rear and door to utility/pantry/store.

Utility/Pantry/Store

5'9" x 4'0" (1.77 x 1.24)

Adjacent to the kitchen with space for fridge freezer, pantry storage plus space for household utensils.

Bedroom

9'3" x 6'11" (2.82 x 2.13)

Having a wonderful sea view from the bed! Exposed painted ceiling beam, feature wood panelling, and a

range of Sharp's custom built fitted wardrobes providing well designed storage space and coming with a 12 year transferable warranty.

Shower Room

6'7" x 6'4" (2.01 x 1.95)

Beautifully appointed with Utopia white suite comprising of walk in shower with Bristan Jay shower, hand basin in vanity unit and low level WC. Heated towel rail, obscure window and storage units.

Courtyard Garden

To the front is a charming courtyard garden, gated and bound by stone wall. There is room for seating, pots and plants in this sunny space with sea views.

Additional Information

The property has been very well maintained and the vendors inform us that a new 10 way consumer unit was installed in 2025 and the electrics fully checked, the log burner and flue have been swept and inspected annually. The gable end and chimney have been recently repointed.

Sharp custom built in wardrobes have been installed in the bedroom with a 12 year warranty transferable to new owners.

The courtyard wall has been totally rebuilt.

It is connected to mains electricity, water and drainage. It is fully double glazed with Fischer heating including underfloor heating to the kitchen.

Llanfair and its Surrounds

Llanfair is a picturesque, slightly elevated village overlooking Pensam Harbour and its yacht moorings, Shell Island, beautiful local beaches and open farmland. It lies within the boundary of the





Snowdonia National Park. The nearest beach is a pleasant footpath stroll to Llandanwg or the glorious golden sand sweep of Harlech is about a 15 minute walk along the recently opened 'Wales Coast Path' or a five minute drive.

The village of Llanbedr with shops and three superb pubs/restaurants is a five minute drive away or a delightful walk along country lanes and paths. Harlech with its formidable World Heritage Listed castle, beautiful sandy beach and the internationally renowned Royal St David's links golf course just over a mile north of the village and again is a delightful walk. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets.

The nearest railway station is a ten minute walk away located on the Cambrian Coastal Line which runs between Aberystwyth, Pwllheli and Shrewsbury, continuing to Birmingham and then beyond. Behind the village of Llanfair is the spectacular Rhinog mountain range that comprises varying hiking challenges for all abilities.

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.

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.

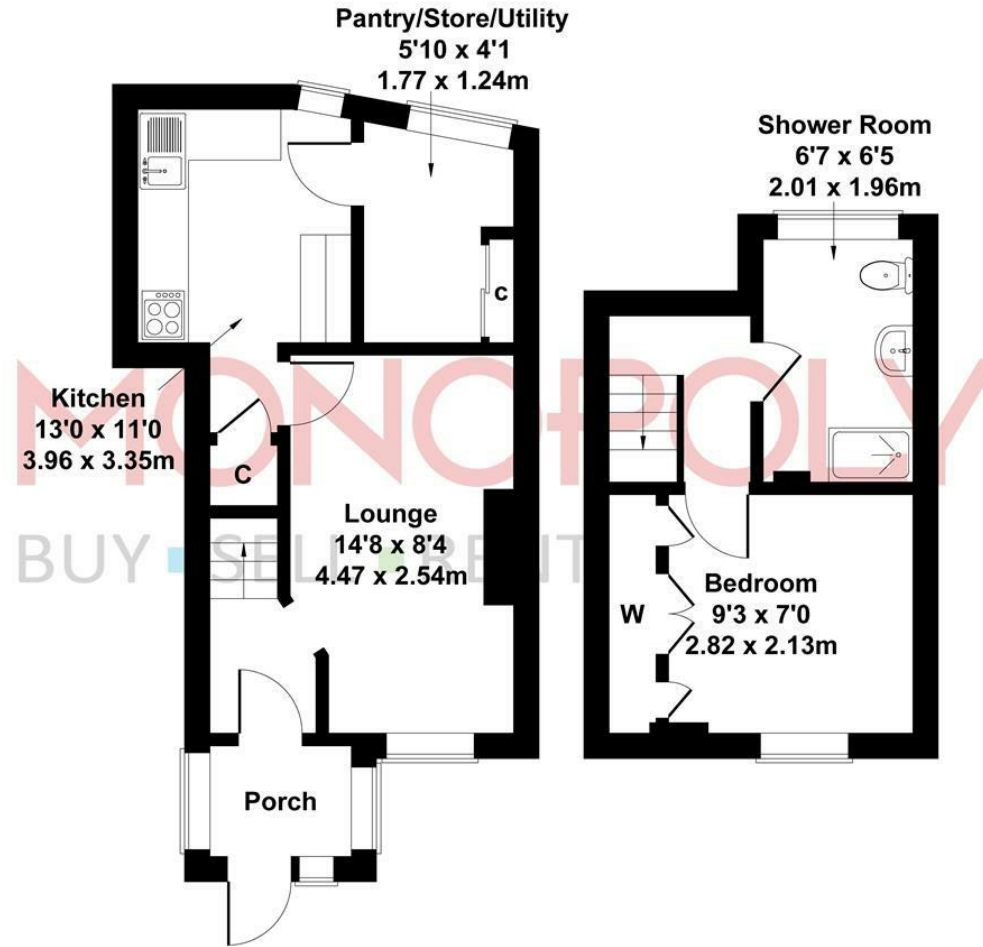






Rose Cottage

Approximate Gross Internal Area
538 sq ft - 50 sq m



Pantry/Store/Utility
5'10 x 4'1
1.77 x 1.24m

Shower Room
6'7 x 6'5
2.01 x 1.96m

Kitchen
13'0 x 11'0
3.96 x 3.35m

Lounge
14'8 x 8'4
4.47 x 2.54m

Bedroom
9'3 x 7'0
2.82 x 2.13m

Porch

GROUND FLOOR

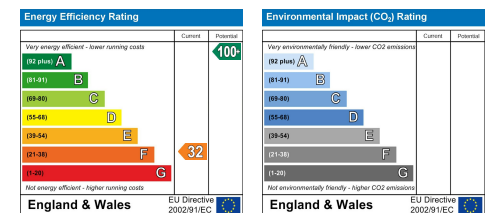
FIRST FLOOR

Not to scale for illustrative purposes 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.



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