



Min Y Morfa

Harlech | LL46 2UL

Offers In Excess Of £250,000

MONOPOLY
BUY ■ SELL ■ RENT



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Conveniently located with exceptional parking and large garden, this detached four-bedroom family home presents an unbeatable opportunity for those seeking a spacious property with lots of potential. The house boasts three generous reception rooms, a shower room and two WC's.

One of the standout features of this home is the unusually large plot, with long lawned garden at the rear, plus two driveways and a substantial tarmac parking area, accommodating cars, vans, and even boats with ease.

Additionally, there is a detached garage, and a sizeable outbuilding, offering further versatility for workshop, storage or hobbies.

The home benefits from oil fired central heating and a mix of double and secondary glazing.

Having been in the same family ownership since 1938, this home is now ready for new owners to infuse their personal touch and modern upgrades. While refurbishment is required, this presents a wonderful opportunity to add value and create a bespoke living space tailored to your needs, and the property is priced accordingly.

The property is within walking distance to local schools, amenities, and the beautiful beach, making it ideal for families and those who appreciate coastal living. With no onward chain, this substantial and individual property is ready for you to make it your own. Don't miss the chance to secure this remarkable home in a sought-after area.

- Detached 4 bedroom family house in prime location
- 3 Reception Rooms
- Large garden with huge parking area and outbuildings and garage
- Ideally located in Lower Harlech for schools, amenities and transport links
- Opportunity to add value - upgrading required and priced accordingly
- No Onward Chain
- Views of castle, mountains and dunes



Entrance Hall

With doors off to lounge and sitting room and stairs rising to the first floor.

Lounge

10'9" x 10'2" (3.3 x 3.1)

With original picture rail and window to the front.

Sitting Room

13'9" x 11'1" (4.2 x 3.4)

With fireplace and original alcove cupboards, original picture rail and window to the front. A door leads to the rear hall.

Kitchen

10'4" x 6'10" (3.16 x 2.1)

With a range of wall and base units, stainless steel sink, space for oven, and other appliances. A large archway leads to the dining room/sun room beyond over looking to garden.

Dining/Sun Room

12'7" x 9'4" (3.85 x 2.85)

A lovely light and airy room with views over the garden and dual aspect windows.

Rear Hallway

Connecting the kitchen to the shower room and WC, this spacious hallway has a large under stairs cupboard plus additional storage areas and the boiler.

A door leads to a rear lobby and out to the garden.

Shower Room

6'6" x 5'2" (2 x 1.6)

The ground floor shower room benefits from a large sit in shower and hand basin. Window to garden and window to adjacent WC.

WC

6'6" x 2'11" (2 x 0.9)

Having high level WC and hand basin.

Bedroom 1

12'8" x 8'8" (3.88 x 2.66)

The spacious double has a built in wardrobe, window to the front over looking school playing fields and over to mountains and sand dunes. There is also a hand basin.

Bedroom 2

12'11" x 10'9" (3.94 x 3.29)

The further double with built in wardrobe, window to the front over looking school playing fields and over to mountains and sand dunes. There is also a hand basin.

Bedroom 3

10'2" x 6'10" (3.11 x 2.10)

To the rear with castle and garden views and a hand basin.

Bedroom 4

7'6" x 6'9" (2.30 x 2.07)

To the rear with castle and garden views. This bedroom has been converted from the original first floor bathroom.

First Floor WC

With low level WC.

External Driveway, Garden and Parking

The property is nicely set back behind a lawn and hedges. There are dual gated driveways. One to the side and one to the rear leading on to a large tarmac area with plentiful parking for cars, vans etc. This leads on to a large lawned area with patio boarded with trees at the bottom of the garden. There are castle views and the garden is totally enclosed.

External Outbuildings

To the rear is a detached garage and very large outbuilding with power and lighting (of non standard construction) ideal for a workshop etc. There is also a shed and greenhouse in need of repair.





Additional Information

The property is connected to mains electricity, water and drainage. It benefits from oil fired central heating with a mixture of secondary and double glazing.

Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. Min y Morfa 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.

Article 4

The property is classed as C3 - primary residence.



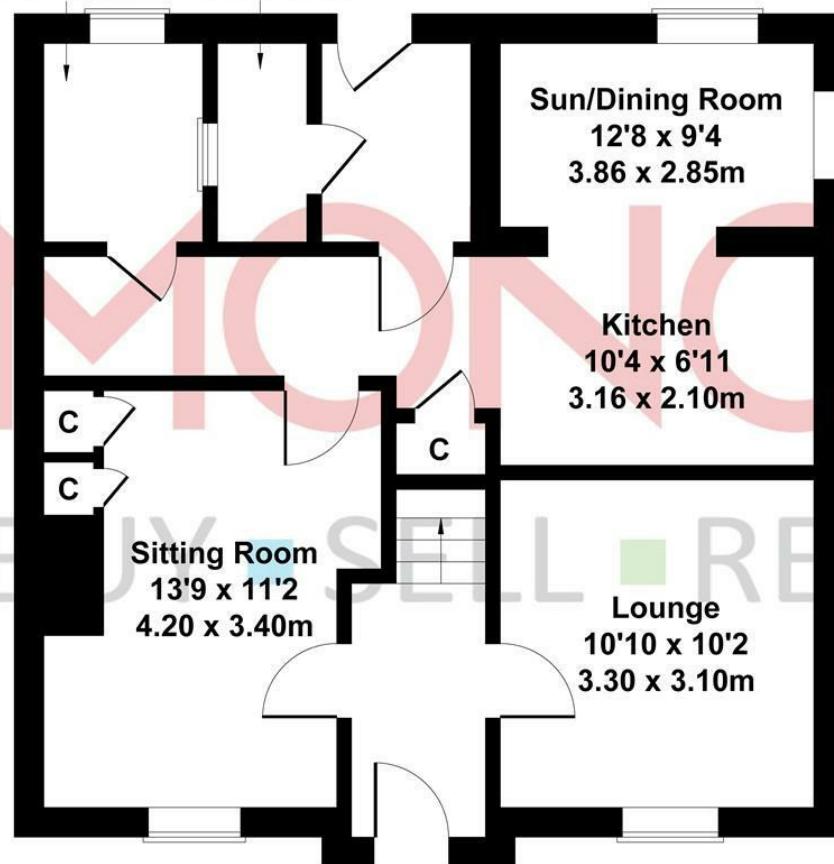


Min Y Morfa

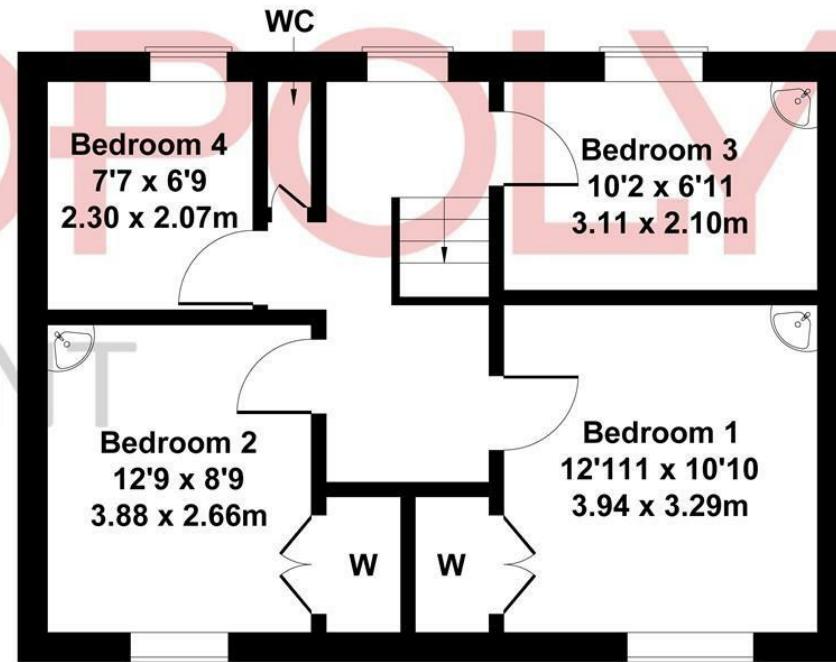
Approximate Gross Internal Area
1109 sq ft - 103 sq m

Shower Room
6'7 x 5'3
2.00 x 1.60m

WC
6'7 x 2'11
2.00 x 0.90m



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.

Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs		64	40
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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