



Swn y Don

Harlech | Merionethshire | LL46 2SB

£315,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



Swn y Don

Harlech | Merionethshire | LL46 2SB

Whether you require a dream seaside home or holiday rental business by the sea, this bungalow really does fit the bill.

Rarely do properties this desirable in such a sought after location come to market and in such easy walking distance of Llandanwg beach renowned for its golden sands and popular beach cafe.

Imagine waking up and enjoying beach strolls every morning less than 5 minutes walk from this perfectly positioned home. With estuary and mountain views and fresh sea air, this is a unique opportunity to acquire a beautifully refurbished bungalow minutes walk from the beach with lovely views, large gardens, plentiful driveway parking. Perfect for either for a permanent dream coastal home or holiday investment property.

Swn Y Don is a stone faced non-standard construction 3 bedroom bungalow with wood burning stove, patio and lawned gardens to the back and front and driveway parking for at least 8 cars. Extensively refurbished with contemporary fitted kitchen and bathroom, engineered oak flooring and double glazing, this property is a fantastic coastal retreat and idyllic home by the sea.

It further benefits from far reaching views across to the coast line and over to the Moelfre and mountain ranges beyond.

Swn y Don has been operated for several years as a very successful holiday rental and benefits from an Article 4 classification of C6 meaning that it can be purchased as holiday let or primary residence.

With NO ONWARD CHAIN and contents available by negotiation, this special property could soon be yours to enjoy for many years to come.

- SEASIDE BUNGALOW - Minutes walk to award winning Llandanwg beach and cafe.
- SPACIOUS AND CONTEMPORARY - 3 bedroom detached
- EXTENSIVE VIEWS - estuary and mountains
- LARGE PLOT - long driveway, extensive lawns and patio, parking for 8 cars/boats/campervans etc
- INVESTMENT OPPORTUNITY - currently very successful holiday let
- COASTAL LIVING AT ITS BEST - minutes from beach and cafe, transport links and close to Pensam harbour
- COSY ALL YEAR ROUND - wood burning stove, double glazing
- NO ONWARD CHAIN - ready to move into with contents available by negotiation
- NON STANDARD CONSTRUCTION - attractively stone faced
- HOT TUB CONNECTIONS - plus outdoor kitchen/BBQ shelter



Llandanwg is popular for its pretty beach, scenic walks, nearby Pensam Harbour, beachside café and iconic church in the dunes. 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.

Hallway

With double glazed entrance door and attractive herringbone pattern engineered oak flooring. With built in shoe storage and console unit. Space for hanging coats and an airing cupboard providing a further storage area.

Lounge/Diner

20'5" x 11'3" (6.23 x 3.45)

Lovely light and spacious lounge/diner with triple aspect windows, engineered oak flooring and a wood burning stove set on slate hearth with wooden mantel above. There are lovely views from the front window across the countryside and to the Moelfre and Rhinog mountains beyond. The rear window looks over the back garden and there is the original serving hatch through to the kitchen.

Kitchen

12'9" x 6'0" (3.9 x 1.83)

A well equipped contemporary kitchen with attractive range of contemporary wall and base units with wooden worktops. Integrated oven and hob, fridge freezer, Belfast sink and window to rear garden. With engineered oak flooring, serving hatch to lounge and door to conservatory/utility.

Utility/Conservatory

This is a useful and versatile space currently used as the utility room but would easily make a lovely

conservatory with door out onto a patio area and the garden beyond. With door to kitchen and garden, space and plumbing for washing machine and tumble drier and counter above.

Principal Bedroom

10'10" x 10'9" (3.32 x 3.28)

With lovely views over the garden, countryside and mountains beyond. Good sized double bedroom with engineered oak flooring and recessed spotlights.

Bedroom 2

8'11" x 10'9" (2.74 x 3.30)

A good sized double bedroom with lovely views over the garden, countryside and mountains beyond.

Bedroom 3

7'6" x 9'2" (2.31 x 2.80)

Currently used as both bedroom and study area in a quiet and peaceful location with rear aspect window.

Bathroom

7'8" x 5'5" (2.35 x 1.67)

Well appointed bathroom with contemporary white suite and grey tiling comprising of low level WC, hand basin in vanity unit and bath with shower over. With tiled floor, heated towel rail and two obscure windows to the rear.

Exterior

Swn Y Don sits in a delightful and large plot with front and back gardens and gated driveway parking for up to 8 cars. The property is approached via a shared driveway up to a gated entrance leading onto a large gravelled driveway and lovely front lawn. There is a large flagged patio area running the length of the house. From the front patio there are far reaching views across the countryside and towards the coastline proving lovely views of the Moelfre and Rhinog mountains beyond.





At the rear of the property there is a further large patio area and lawn surrounded by stone walling with shrubs and flowers. There are connections for a hot tub and an outdoor BBQ/kitchen shelter. The gardens are completely enclosed making them ideal for children and pets.

Additional Information

The property is of non standard construction with stone facing to the front. It has double glazing, electric heaters and log burning stove. It is connected to mains electricity, water and drainage.

Please note - the Google street view shown below is an old Google Maps image and the area has been renovated with a traditional stone wall, see photo in gallery named Mapping Image for current layout and setting.

Llandanwg and the Local Area

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 Pensarn 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.

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.







Swn y Don Llandanwg, Harlech, Gwynedd, LL46 2SB

Approximate Gross Internal Area = 74.7 sq m / 804 sq ft

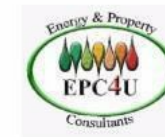
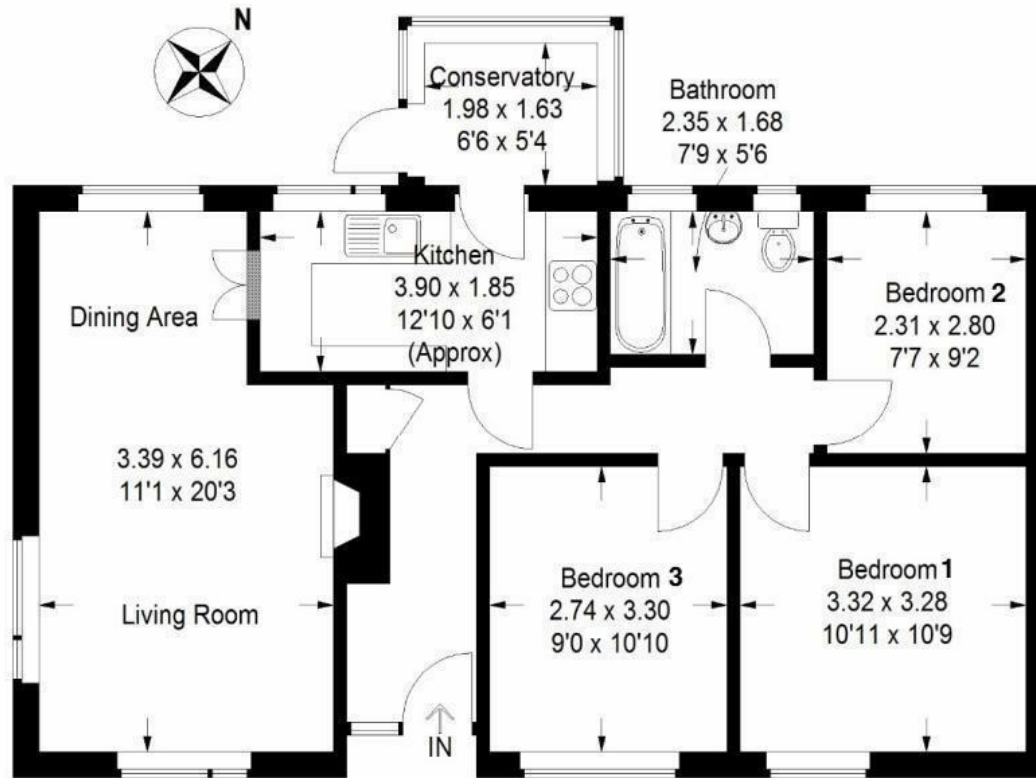
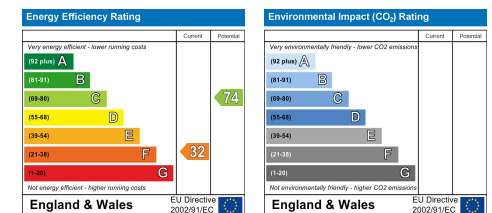


Illustration for identification purposes only, measurements are approximate, not to scale.

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
www.monopolybuysellrent.co.uk

MONOPOLY[®]
BUY ■ SELL ■ RENT