



# Tom Parry

Ceirios Bron y Graig, LL46 2SR  
Offers in the region of £345,000

# Ceirios Bron y Graig, LL46 2SR

Welcome to this stunning property located in the sought-after area of Bron Y Graig in Harlech. This immaculately decorated bungalow offers spacious and light-filled rooms that are sure to impress.

The bungalow benefits from a spacious lounge/diner - with open fire for cosy evenings - which leads conveniently into the contemporary and stylish kitchen. The sun room to the rear is currently being used as a dining room with views into the garden and beyond - the perfect spot for morning coffee or an evening glass of wine!

With three bedrooms, this property provides ample space for a family or those who enjoy having guests to stay. Two shower rooms - one of which is en-suite - provide convenience for all.

Without a doubt the external space is a key highlight of the property. The bungalow - sitting in an enviable corner plot - benefits from well stocked, mature gardens with far reaching sea and mountain views. In addition there is ample off road parking for several vehicles including larger ones ie motorhome, caravan etc.

Don't miss out on the opportunity to own this beautiful bungalow in the heart of historic Harlech. It is move in ready and will become somebody's perfect home. Is this you?

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## HALLWAY

**4.39 x 2.03 (14'4" x 6'7")**

UPVC door to external, carpeted, doors to lounge and bedrooms

## LOUNGE/DINER

**6.34 x 3.75 (20'9" x 12'3")**

Feature open fireplace on granite hearth, radiator, large picture window to front, fitted carpet, door leading to

## KITCHEN

**3.08 x 2.62 (10'1" x 8'7")**

Fitted with a range of wall and base units with worktop over, stainless steel sink with single drainer unit, NEFF built in oven, Hotpoint electric hob with extractor hood above, integrated fridge freezer, integrated dishwasher, wall mounted "Worcester" boiler, tiled splash backs, laminate flooring, open to

## SUN ROOM

**3.06 x 3.18 (10'0" x 10'5")**

Currently being used as a dining room with dwarf wall, laminate flooring, door into rear garden

## BEDROOM 1

**3.38 x 3.60 (11'1" x 11'9")**

Fitted carpet, radiator, window to rear, door leading to

## EN-SUITE

**2.52 x 1.38 (8'3" x 4'6")**

Fitted with shower cubicle, low level WC, pedestal wash hand basin, electric radiator, tiled wall, door leading to

## UTILITY ROOM

With wall and base units, space and plumbing for washing machine, space for tumble dryer, tiled floor, door leading to rear garden

## BEDROOM 2

**2.61 x 3.49 (8'6" x 11'5")**

Fitted carpet, radiator, window to front

## BEDROOM 3

**2.85 x 3.10 (9'4" x 10'2")**

Fitted carpet, radiator

## SHOWER ROOM

**2.55 x 3.60 (8'4" x 11'9")**

With spacious walk in shower, pedestal wash hand basin, low level WC, radiator, obscured window to side, airing cupboard

## EXTERNAL

The property sits in the middle of a spacious corner plot in a most sought after location of Harlech.

A tarmac driveway leads to the bungalow with ample parking for several vehicles including larger one ie caravan, motorhome etc. The garden to the front is laid mainly to lawn with mature planting and shrubs. Gates and a pathway at either side lead to the rear garden. Here you will find a paved patio, further lawned terraced garden and a summer house. The views from the garden are far reaching over the mountains and sea and the external space of this beautiful bungalow is definitely a highlight of the property.

The garage has been divided and partly converted to form the en-suite and utility room. The remainder remains as a useful storage area.

## SERVICES

Mains water, drainage and electricity.  
LPG gas.

## LOCATION

The property sits in a much sought after area, minutes walk from Harlech which boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park. The property is close to the Royal St David's links golf course and stunning beaches, and the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

## MATERIAL INFORMATION

Freehold property

Standard construction

Gwynedd Council tax band D

Primary residence - For Article 4 purposes





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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

EPC Awaited

Floor Plan Awaited

