



**Tom Parry**

65 Cae Gwastad, Harlech, LL46 2GY  
Offers in the region of £320,000



## 65 Cae Gwastad, Harlech, LL46 2GY

This property is an immaculate, modern, detached residence affording spacious well-presented accommodation. It is pleasantly situated on a popular residential estate in lower Harlech, backing onto open fields and enjoying far reaching views towards the Snowdonia Mountain range. The property has been tastefully upgraded and maintained, with the benefit of uPVC double glazing, oil fired central heating, low maintenance gardens, garage and conservatory. It is move in ready and is the ideal family home.

The property is located in Harlech, a world heritage site, which offers a range of facilities including shops, restaurants, Post Office, schools, library, swimming pool and petrol station. It also boasts a cliff top castle and the Royal St David's Golf Club. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Barmouth with regular services to the Midlands and beyond.

### GROUND FLOOR

#### Entrance Hall

with uPVC double glazed main entrance doors; radiator; laminate flooring; carpeted staircase; large understair storage cupboard; window to front and doors leading to

#### Lounge

3.58 x 5.75 (11'8" x 18'10")

with fitted carpets; feature electric fireplace; two radiators; dual aspect windows with views to the mountain range at the rear and wall lighting

#### Dining Room

3.27 x 3.58 (10'8" x 11'8")

with laminate flooring; radiator and French doors leading to

#### Conservatory

4.22 x 3.47 (13'10" x 11'4")

with laminate flooring; radiator; double doors leading to the garden with fitted window blinds

#### Kitchen

3.56 x 3.11 (11'8" x 10'2")

with fitted range of oak fronted wall and base units including a single sink and drainer with mixer tap; integrated electric oven and hob with extractor hood over; integrated fridge; laminate worktops; tiled floor; partially tiled walls; radiator; window overlooking rear gardens and mountain range beyond and ceiling downlights

#### Utility Room

2.44 x 1.85 (8'0" x 6'0")

with side entrance door; ceramic tiled floor; "Worcester" combi boiler; plumbing for washing machine; door to outside and door leading to:

#### Cloakroom

with low level WC; wash hand basin and tiled floor

#### Master Bedroom

4.33 x 3.12 (14'2" x 10'2")

with front aspect bay window with extra deep sill; fitted carpet; radiator and door to

#### En-Suite Shower Room

with shower enclosure; low level WC; wash hand basin; fully tiled walls; tiled floor; extractor fan; shaving light with socket; radiator and window to side

### FIRST FLOOR

#### Open Landing

with a skylight window giving a light and spacious feel; radiator; fitted carpets and loft access

#### Bedroom 2

3.59 x 4.89 (11'9" x 16'0")

with fitted carpet; radiator; front "Velux" roof window with views over the Castle; two further "Velux" windows to the rear with mountain views and under eaves storage

#### Bedroom 3

3.27 x 3.58 (10'8" x 11'8")

with fitted carpet; radiator; window to rear with mountain views

#### Bedroom 4

4.37 x 3.58 (14'4" x 11'8")

with fitted carpets; radiator; window to side; "Velux" window to front and under eaves storage

#### Family Bathroom

with fitted white suite comprising a panelled bath with shower over and glazed screen; low level WC; wash hand basin; fully tiled walls; tiled floor; radiator; shaving light and socket; obscured "Velux" window to the front

### OUTSIDE

To the front of the property is a low maintenance garden of brick paving and gravel. A brick paved side driveway leads to a detached garage with side door and light and power connections. To the rear there is a decorative large rear patio with well stocked mature borders and seating areas.

### SERVICES

Mains water, electricity and drainage











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.

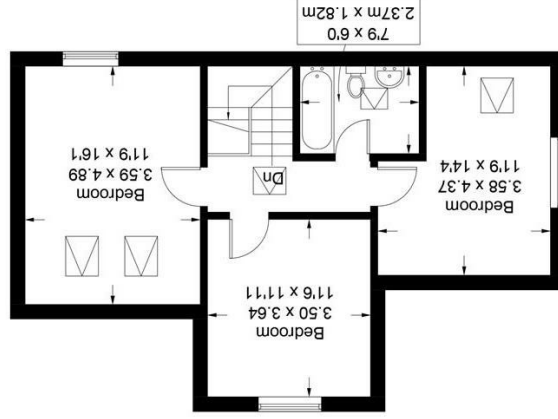
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

<p>Energy rating</p>	<p>65 Cae Gwastad HARLECH LL46 2GY</p>
	<p>Valid until 16 January 2028</p> <p>Certificate number 9268-3005-7219-5458-8900</p>



## 65 Cae Gwastad Harlech, Gwynedd, LL46 2GY

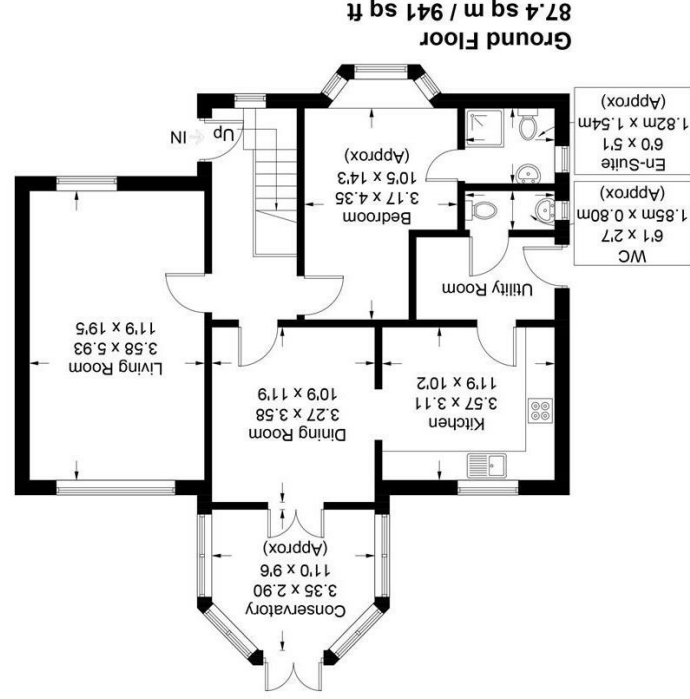
Approximate Gross Internal Area 144.5 sq m / 1556 sq ft



First Floor  
57.1 sq m / 615 sq ft



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



Ground Floor  
87.4 sq m / 941 sq ft