



**Tom Parry**

Gwynfa , Llandanwg, LL46 2SD

Guide price £765,000

# Gwynfa , Llandanwg, LL46 2SD

The ultimate coastal haven....this is not just any property - it is Gwynfa - and you could be the next lucky owner.

Currently the owner operates a bespoke catering business from the property and to this end the lay out of the rooms are uniquely tailored to her needs. However, packed with potential and opportunity in such an idyllic setting this wonderful home is ripe for the development of your dreams.

Standing in approximately 1.5 acres the property, designed by architect Phillip Skelcher in the 1930's, is unrivalled in its location with outstanding views over Cardigan Bay towards the Llyn Peninsula and Eryri Mountain Range. With views from every window to soak up the setting and where the boundaries blur between the inside and out, all rooms offer limitless possibilities.

Gwynfa offers space, tranquillity and seclusion. On a practical level it offers 4 bedrooms, 4 bathrooms, utility room, large lounge diner, generous kitchen and sun drenched conservatory. Externally there is parking in abundance, gardens to enjoy and private steps down to the beach.

Opportunities like Gwynfa seldom come onto the market. The location and charm of the property have to be seen to be appreciated - book your viewing in today so as not to lose out on this rare chance to own your own piece of paradise!

## IMPORTANT INFORMATION

This property is for sale by "Merseyside & Cheshire North Wales Property Auction "powered by iam-sold Ltd" AUCTIONEERS COMMENTS"This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you" TO VIEW OR MAKE A BID contact Tom Parry 01766780883 or visit [www.tomparry.co.uk](http://www.tomparry.co.uk)

## GROUND FLOOR

### ENTRANCE HALLWAY

4.81 x 3.19 (15'9" x 10'5")

### DINING/LIVING ROOM

6.73 x 8.09 (22'0" x 26'6")

### KITCHEN

4.87 x 3.65 (15'11" x 11'11")

### CONSERVATORY

6.74 x 2.79 (22'1" x 9'1")

### READING ROOM/SNUG

2.13 x 3.32 (6'11" x 10'10")

### UTILITY ROOM

3.59 x 6.46 (11'9" x 21'2")

### OFFICE

2.7 x 5.7 (8'10" x 18'8")

### BEDROOM 1

6.07 x 3.323 (19'10" x 10'10")

### EN-SUITE

1.81 x 3.39 (5'11" x 11'1")

### BEDROOM 2

4.65 x 3.34 (15'3" x 10'11")

### EN-SUITE

1.94 x 2.23 (6'4" x 7'3")

### SHOWER ROOM

### SHOWER ROOM/ WC

### FIRST FLOOR

### BEDROOM 3

3.42 x 5.11 (11'2" x 16'9")

### BEDROOM 4

2.76 x 4.36 (9'0" x 14'3")

### W.C

### STORAGE

2.8 x 3.18 (9'2" x 10'5")

### EXTERNAL

It is without doubt the external space of this property that brings the WOW factor!

The property is access via a private driveway which is shared by a handful of properties. Gwynfa sits at the end of the track in approximately 1.5 acres of land. There is a paddock to the front, laid to lawn, through which private access could be created if required to the roadside.

To the rear of the property is the garden not like any other! With possibly the best views ever in Snowdonia the property has a far reaching vistas overlooking the shoreline of Llandanwg and extending outwards towards the Llyn Peninsula and the Eryri Mountain Range. Boasting a private access, there are steps leading directly to the beach. The current owner operates an exclusive dining club and a wooden lodge nestled at the top of these steps must be able to claim the title as the best dining seat available. In addition there is a kitchen/vegetable plot to the side of the property which would be perfect for the dedicated home gardeners to grow a range of home grown produce.

### LOCATION

The property is located in Llandanwg, with its' pretty beach, scenic walks, nearby Pensarn Harbour, beachside café and ancient church. Llandanwg has a railway station served by the Cambrian Coastline railway which offers links to local towns, the midlands and beyond. It's also close to the castle town of Harlech, a popular resort offering a range of facilities including shops, schools, petrol station and the Royal St David's Golf Club.

### MATERIAL INFORMATION

Freehold property of standard construction.

Primary residence

Gwynedd Council tax band F

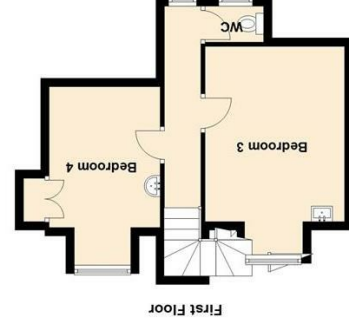






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.



<b>Energy rating</b>  Gwyrta Llandanwg HARLECH LL46 2SD		Valid until 15 January 2033	Certificate number 3390-3209-0522-8222-3223
<b>Property type</b> Detached house	<b>Total floor area</b> 244 square metres		

