



# Tom Parry

Henllys Pentre'r Efail, Harlech, LL46 2YG

Offers in the region of £175,000

# Henllys Pentre'r Efail, Harlech, LL46 2YG

Henllys can rightfully claim the distinction of the picture perfect postcard cottage. Nestled within the UNESCO world heritage town of Harlech, and only 20 minutes walk to the beach, the mid terraced cottage has been renovated throughout, beautifully maintained and is well presented with great attention to detail. Original features have been tastefully combined with modern living.

First impressions sets the bar high, and on entering the cottage you will not be disappointed - the quality and finish of this home is unrivalled, boasting a desirable open plan lounge kitchen diner to the ground floor with log burning stove to make the whole space feel warm and welcoming. On the first floor you will find 2 bedrooms - one double and one single and a contemporary shower room. All rooms are finished to the highest standard.

Parking is available on street directly outside the cottage.

Properties of this quality - with the added advantage of having the classification of a successful holiday let business - rarely come onto the market and as such offers a wonderful opportunity. Henllys could be your dream home for a permanent dwelling or your opportunity to continue to operate as a rental property and generate a healthy income.

Often said, but never more truly meant, viewings are highly recommended.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## GROUND FLOOR

### HALLWAY

Carpeted stairs leading to first floor, door into

### LOUNGE

3.38 x 4.16 (11'1" x 13'7")

Laminate flooring, feature brick fireplace with inset log burning stove, alcove cupboard, window to front, radiator, archway into

### KITCHEN

4.15 x 2.71 (13'7" x 8'10")

Fitted with a range of wall and base units including single sink and drainer unit, electric oven with hob above, integrated fridge/freezer, integrated dishwasher, dining area, window to rear, door leading to outside

## FIRST FLOOR

### LANDING

1.69 x 1.81 (5'6" x 5'11")

Carpet, doors leading to

### BEDROOM 1

3.27 x 4.19 (10'8" x 13'8")

Fitted carpet, window to front aspect, feature cast iron fireplace, radiator, storage cupboard

### BEDROOM 2

3.72 x 2.09 (12'2" x 6'10")

Single bedroom with fitted carpet, radiator and window to rear aspect

### SHOWER ROOM

2.13 x 2.01 (6'11" x 6'7")

Contemporary suite comprising shower cubicle with electric shower, low level w.c., wash hand basin, vinyl flooring, heated towel rail

### EXTERNAL

To the front of the property is a compact seating area - enough for morning coffee and watch the world go

by.

A path at the side of the cottage leads to the rear of the property.

### LOCATION

The property is situated in the town of 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

Stone built traditional cottage - Freehold.

Currently operating as a holiday-let property









Floor plan Awaited

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.



Energy rating

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HENLLYS  
PENTREFR EFAIL  
HARLECH  
LL46 2YG

Valid until  
27 September 2030

Certificate number  
6130-2221-0000-0216-0222

Property type	Mid-terrace house
Total floor area	47 square metres