Tom Parry

32 Cae Gwastad, Harlech, LL46 2GY

£239,995

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Occupying a corner plot within a peaceful residential estate in Lower Harlech, this three-bedroom detached bungalow offers a superb opportunity for buyers seeking a home with potential in one of the area's most desirable coastal settings. The property enjoys off-road parking, a small, easily maintained garden, and a layout that lends itself beautifully to thoughtful modernisation.

The bungalow is in need of some cosmetic updating, but that's precisely where its charm lies. The existing rooms provide a solid foundation for a fresh, contemporary redesign—whether that's opening up the living areas, refreshing the kitchen and bathroom, or introducing soft natural tones and coastal-inspired finishes. In summary the bungalow provides 3 good sized bedrooms, light and spacious lounge, kitchen/diner, and useful utility room.

The corner position adds a sense of privacy and space, while the manageable outdoor areas offer the chance to design a charming courtyard garden, coastal planting scheme, or low-maintenance seating area perfect for enjoying the Harlech sunshine.

Lower Harlech remains highly sought-after for its blend of tranquillity and convenience. The property is well placed for access to local amenities, Harlech's historic town centre, sandy beaches, scenic walking routes, and transport links, making it an appealing choice for full-time living. With its excellent potential and attractive setting, this bungalow represents a rare opportunity to transform a property in a prime location.

Accommodation comprises: (all measurements are approximate)

Entrance door into

ENTRANCE HALLWAY
4.77 x 1.36 (15'7" x 4'5")
Large storage cupboard, doors leading to

LOUNGE
5.57 x 3.54 (18'3" x 11'7")
Window to front, radiator, fitted carpet

KITCHEN/DINER
3.66 x 4.21 (12'0" x 13'9")
Corner range of wall and base units including sink and drainer, laminate worktops, tiled splash back, radiator, window to rear over looking garden, leading into

UTILITY ROOM
3.55 x 1.96 (11'7" x 6'5")
Boiler for central heating system, space and plumbing for washing machine, door into rear garden

BEDROOM 1
5.97 x 3.00 (19'7" x 9'10")
Dual aspect windows to front and side, fitted carpet, radiator, loft access

BEDROOM 2
3.44 x 2.94 (11'3" x 9'7")
Window to front, fitted carpet, radiator

BEDROOM 3
3.09 x 4.59 (10'1" x 15'0")
Window to rear, fitted carpet, radiator, integrated storage

BATHROOM
2.36 x 1.86 (7'8" x 6'1")
Fitted suite comprising panelled bath with shower above and glazed screen, low level w.c., wash hand basin, obscured window to side, shower boards to all walls, radiator

EXTERNAL
The property sits on a corner plot.

To the front is a small lawned area and private driveway with parking for 2 cars.
To the rear is an enclosed garden laid mainly to lawn.
Oil tank

LOCATION
Situated in Lower Harlech, the home enjoys easy access to local amenities, schools, scenic walking routes and Harlech's iconic coastline. The historic castle, sweeping beaches and Snowdonia's dramatic landscapes are all within close reach, making this an appealing location for families and second-home buyers alike. The town of Harlech 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 Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

SERVICES
Mains water, drainage and electricity

MATERIAL INFORMATION
Freehold property of standard construction
Gwynedd Council tax band D
Primary residence

Ground Floor

Approx. 86.6 sq. metres (932.5 sq. feet)

32 Cae Gwastad HARLECH LL46 2GY	Energy rating D	Valid until:	16 August 2036
		Certificate number:	0330-2917-9680-2206-1571

Property type	Detached bungalow
Total floor area	88 square metres

Total area: approx. 86.6 sq. metres (932.5 sq. feet)

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.

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