



Tom Parry

2 Cae Gwyn , Harlech, LL46 2SA

£375,000

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No words necessary....the pictures say it all, a picture-perfect Welsh stone cottage.....early viewing of the property that has everything is a must.

The property is located two miles from the popular resort town of Harlech, a world heritage site, offering a range of facilities including shops, restaurants, Post Office, schools, 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

UPVC door leading in from front aspect

Lounge

3.87 x 4.90 (12'8" x 16'0")

Feature original stone fireplace with beam; log burner and slate heath; carpeted floor with UPVC window to the front aspect, step down into:

Dining Room

3.6 x 2.8 (11'9" x 9'2")

Quarry tiled floor; UPVC window to rear aspect; electric night storage heater.

Kitchen

3.90 x 2.80 (12'9" x 9'2")

Red tiled floor; good range of fitted "Shaker" style floor cupboards and worktops; stainless steel sink with centre washaway, drainer and mixer tap; electric cooker, tiled splashbacks; recessed window with UPVC frame to rear aspect. Electric night storage heater. One step up to:

Utility 1

2.66 x 1.88 (8'8" x 6'2")

Red tiled floor; space for fridge-freezer; freestanding cupboard unit; butchers block work surface; small UPVC window to side aspect.

Conservatory

5.3 x 3.32 (17'4" x 10'10")

Three steps up to the bright and sunny conservatory with UPVC windows and double patio doors to the front aspect. Grey tiled floor; feature stone wall; electric box. Wooden sliding door leading to:

Utility/bathroom 2

2.8 x 1.5 (9'2" x 4'11")

Grey tiled floor; white ceramic W/C; stainless steel sink; hot water boiler; space for washing machine; external door leading to rear garden.

Sitting Room

3.54 x 3.43 (11'7" x 11'3")

Stone floor with UPVC window to the front aspect, stairs leading to:

FIRST FLOOR LANDING

4.9 x 1.37 (16'0" x 4'5")

Bedroom 1

4.2 x 3.0 (13'9" x 9'10")

Carpeted; window seat with UPVC window facing front aspect; electric night storage heater

Bedroom 2

3.32 x 4.8 (10'10" x 15'8")

"L" shaped room with space for two single beds; carpeted; two UPVC windows facing the front and side aspects; electric night storage heater

Bedroom 3

3.28 x 2.6 (10'9" x 8'6")

UPVC window facing the rear aspect, wooden floorboards; electric night storage heater

Bedroom 4

3.30 x 3.46 (10'9" x 11'4")

UPVC window facing the rear aspect, wooden floorboards; electric night storage heater

Bathroom

2.45 x 1.96 (8'0" x 6'5")

Modern linoleum flooring; white ceramic W/C; white ceramic pedestal sink; large corner shower cubicle with "Heatstore" electric shower; storage cupboard with vanity unit and mirror; white tiled walls.

OUTDOORS

Well stocked gardens to front and rear; gated driveway with private parking for two to three cars; garage; potting shed and small pond.







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	2 Cae Gwyn Llanfair HARLECH LL46 2SA
	Valid until 5 June 2023
Certificate number 8717-7526-0970-5876-6902	

