



Tom Parry

Hafan , Harlech, LL46 2UD
Offers in the region of £225,000

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Nestled beneath the magnificent Harlech castle lies Hafan, a detached, 3 bedroom bungalow in need of new loving owners. The property is deceptively spacious, internally and externally, and benefits from central heating and double glazing throughout. There is no denying that the property needs a lot of TLC - but with it's excellent location and versatile space the property is destined to be transformed into a beautiful home. Are you the one to take on this exciting opportunity? If so arrange a viewing today.

Harlech boasts a majestic 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.

The accommodation comprises (all measurements are approximate):

Entrance door into

ENTRANCE HALL

Fitted carpet, radiator, double storage cupboard with radiator, loft access, doors leading to

BEDROOM 1

3.63 x 3.03 (11'10" x 9'11")

Dual aspect windows to side and front, radiator, door leading to walk in dressing room and door into

EN-SUITE

Fitted with shower cubicle, wash hand basin, low level w.c., obscured window to side, tiled floor, chrome heated towel rail

BEDROOM 2

2.74 x 3.66 (8'11" x 12'0")

Window to front, radiator

BEDROOM 3

2.89 x 3.03 (9'5" x 9'11")

Window to rear, radiator

BATHROOM

Fitted with suite comprising panelled bath, separate shower cubicle, low level w.c., wash hand basin, tiled walls

DINING ROOM

3.70 x 3.20 (12'1" x 10'5")

Dual aspect windows to side and rear, radiator, door leading to

KITCHEN

3.49 x 3.08 (11'5" x 10'1")

Fitted with a range of wall and base units including sink and drainer unit, integrated oven with hob and extractor hood above, space and plumbing for washing machine/dishwasher, space for under counter fridge, laminate worktops, tiled floor, tiled splash back, window to side, breakfast bar, radiator, door through to

LOUNGE

5.03 x 3.56 (16'6" x 11'8")

Feature fireplace with inset log burning stove, radiator, double doors leading to rear garden, door leading to

CONSERVATORY

5.30 x 2.17 (17'4" x 7'1")

Dwarf wall with glazed panels above, laminate flooring, door leading to outside

EXTERNAL

To the front of the house is a private driveway leading to detached single garage.

To the rear of the property is a large garden with unbeatable views of Harlech castle.

Two green houses and shed.

SERVICES

Mains water, drainage and electricity.







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.

EPC Awaited



Floor plan Awaited