



Tom Parry

Y Berth , Harlech, LL46 2SA

£385,000

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Y Berth is a property with style and flair! Rarely does such a well presented property come onto the market - requiring only a few finishing touches to make it perfect. It has been completely renovated to the highest standards throughout, including new kitchen and bathrooms, new windows and doors including 3 dormer windows, wood burning stoves and new oil fired boiler. The upgrades have been done sympathetically and combine character with all the necessities for modern life. Just a 10 minutes walk from Llandanwg beach, it is light and spacious, with good sized rooms, ample storage and a flexible 3rd bedroom. Often said, but never more truly meant, viewing is a must!

The property is situated in Llanfair, a small village on the west coast of the Snowdonia National Park surrounded by unspoiled natural scenery, beaches and mountains and within walking distance of Llandanwg beach. Llanfair is 2 miles from Harlech, a World Heritage site and a popular resort town 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.

Accommodation comprises: (all measurements are approximate)

Entrance door leading to

GROUND FLOOR

ENTRANCE HALLWAY

Quarry tiled floor, stairs leading to first floor, large under stairs storage cupboard, storage cupboard housing hot water cylinder, doors leading to

LOUNGE

3.94 x 3.62 (12'11" x 11'10")

Feature corner wood burning stove sitting on slate hearth, bay window to front with far reaching views, radiator, fitted carpet

DINING ROOM

3.64 x 3.70 (11'11" x 12'1")

Wood burning stove with wooden surround, bay window to front with far reaching views, radiator, fitted carpet, wooden sliding doors leading to

KITCHEN

3.09 x 3.70 (10'1" x 12'1")

Newly fitted kitchen with comprehensive range of wall and base units including 1 1/2 ceramic sink and drainer unit, integrated oven and grill, integrated dishwasher, electric hob with extractor hood above, laminate worktops, stone flooring, ceiling spot lights, window to rear, door to outside

BATHROOM

Contemporary suite comprising panelled bath with shower above, wash hand basin, low level w.c., wooden panelling, chrome heated towel rail, obscured window to rear

BEDROOM 3/ANNEX

4.75 x 3.15 (15'7" x 10'4")

Currently being used by vendors as a utility room comprising single sink and drainer unit, plumbing for washing machine, window to side and rear, door leading to outside, door leading to

EN-SUITE

Fitted with shower cubicle, low level w.c., wash hand basin with vanity storage cupboard below, fully tiled

walls and floor, chrome heated towel rail, mirrored wall cabinet

FIRST FLOOR

LANDING

Doors leading to

MASTER BEDROOM

4.75 x 4.83 (15'7" x 15'10")

Dual aspect windows to front and side with far reaching sea and countryside views, ample under eaves storage, radiator, fitted carpet, door leading to

EN-SUITE

Fully tiled shower cubicle, low level w.c., wash hand basin with cupboards below, chrome heated towel rail, obscured window to rear

BEDROOM 2

4.06 x 4.72 (13'3" x 15'5")

Dual aspect windows to front and rear with far reaching views over Cardigan Bay, fitted carpet, radiator

EXTERNAL

Spacious driveway sits at the rear of the property with ample parking for several vehicles. Large shed, greenhouse and outbuildings. Path leads to the front of the property with an enclosed mature garden, perfect for soaking up the evening sun. The garden is rich in planting and colour, and boasts amazing sea, mountain and countryside views.

ADDITIONAL INFORMATION

Mains water, drainage and electricity. Gwynedd Council tax band E



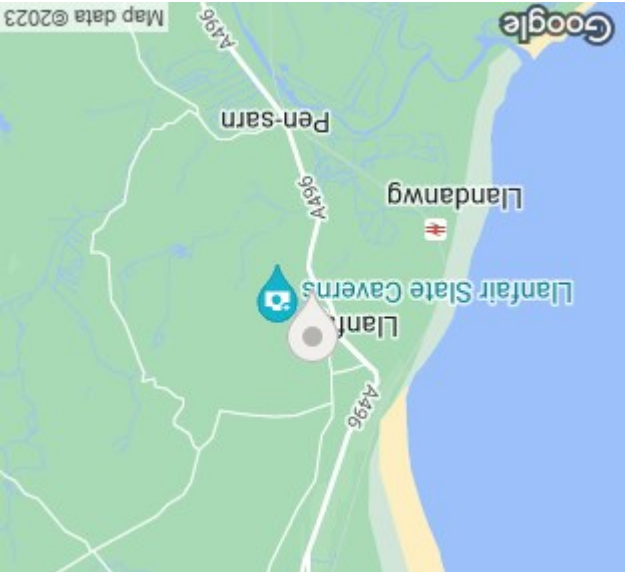
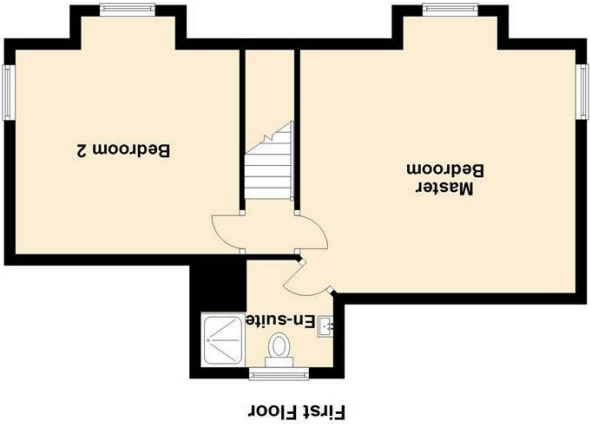




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under license from William Morris Energy Assessments. All rights reserved. Plan produced using PlanItP.



Property type		Detached house
Energy rating	D	
Valid until	19 October 2023	
Number	5237-8929-7309-0741-0206	
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