



Cedrwydd

Tom Parry

Cedrwydd Pant Mawr Estate, Harlech, LL46 2ST

£285,000

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Cedrwydd is an opportunity to purchase a unique detached bungalow boasting stunning sea and mountain views. Located in a quiet cul de sac, and constructed from wood under a traditional slate roof, it currently benefits from 3 bedrooms, front and rear gardens, a large detached garage and utility room. With some upgrading to enhance the already light and spacious living spaces, this property, on completion, will be the envy of all those potential purchasers who missed out! Book a viewing today so that's not you!

The property is located 1/2 mile from the town centre of Harlech, a world heritage site, which offers 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.

The accommodation comprises of (all measurements are approximate):

Entrance door into

ENTRANCE HALLWAY

Electric storage heater, loft access, large cupboard housing hot water cylinder, doors into

BEDROOM 1

4.43 x 3.04 (14'6" x 9'11")

Window to front with stunning sea views, 2 large built in wardrobes, electric storage heater, fitted carpet

BEDROOM 2

3.13 x 2.99 (10'3" x 9'9")

Two windows to side, wash hand basin, double built in wardrobe, fitted carpet

BEDROOM 3

2.79 x 3.18 (9'1" x 10'5")

Window to rear, 2 built in wardrobes, fitted carpet

KITCHEN

3.72 x 3.28 (12'2" x 10'9")

Fitted with a range of wall and base units including single sink and drainer unit, 2 large pantry cupboards, laminate worktops, vinyl flooring, electric cooker, window overlooking rear garden, electric heater, door leading to

LOUNGE/DINING ROOM

6.88 x 5.92 (22'6" x 19'5")

"L" shaped room with triple aspect windows including a large picture window to front with panoramic sea views, feature fireplace with inset electric fire (which could be reverted to open fire), electric heater x 2

BATHROOM

Comprising panelled bath with shower above, wash hand basin, heated towel rail, obscured window to side

SEPARATE WC

With obscured window to side

UTILITY ROOM

Space and plumbing for washing machine and dishwasher, worktops and shelving, window and door to rear garden

EXTERNAL

The approach to the property is via a shared driveway leading to detached single garage at the rear.

Front garden is laid mainly to lawn with mature planting and stunning sea and mountain views.

To the rear the garden is well established and colourful with ample areas for outside dining.

SERVICES

Mains water, drainage and electricity.



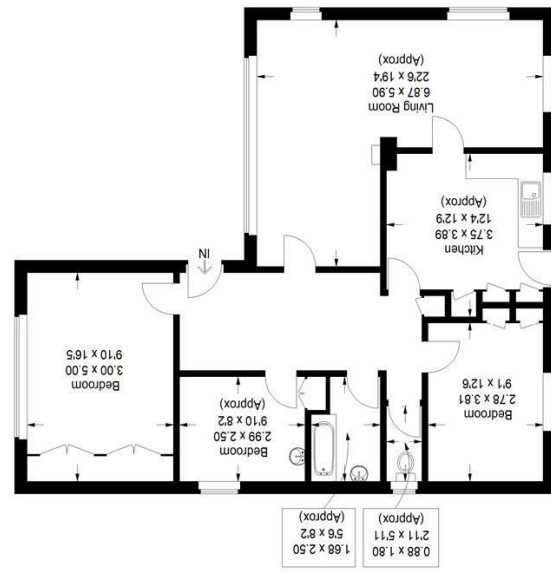
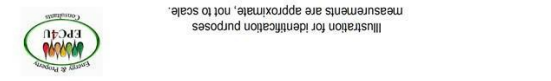




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

	CEDRWYDD PANT MAWR ESTATE HARLECH LL46 2ST Energy rating
	Certificate number 0815-3007-8206-7549-0204
Valid until 12 June 2031	0815-3007-8206-7549-0204



Cedwydd, Pant Mawr Estate, Harlech, LL462ST
Approximate Gross Internal Area
103.5 sq m / 1145 sq ft