



**Tom Parry**

LLys Helyg , Harlech, LL46 2UB

**£345,000**

## LLys Helyg , Harlech, LL46 2UB

Packed with character, charm and history and successfully combined with contemporary styling, Llys Helyg is located steps from the magnificent Harlech Castle, St David's golf course and stunning beach. The house is beautifully maintained and offers flexible accommodation with 5 bedrooms, 2 bathrooms, a formal dining room and a pretty courtyard at the rear. It is currently being let successfully as a holiday let property however would suit a professional relocating family. There is a lot to see and appreciate here, and a viewing is highly recommended.

The property is located in lower Harlech, a world heritage site, within walking distance of a range of facilities including shops, restaurants, schools, swimming pool and petrol station. 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. Two parking permits at the nearby leisure centre are owned by the property.

The accommodation comprises (all measurements are approximate):

Entrance door into

### Entrance hall

6.24 x 1.88 (20'5" x 6'2")

Large uPVC front door into hallway; tiled floor; radiator; stairs to first floor

### Sitting room

3.44 x 3.42 (11'3" x 11'2")

Carpeted with front aspect bay window; radiator; feature fireplace with woodburning stove

### Dining room

3.46 x 2.78 (11'4" x 9'1")

Tiled floor; radiator

### Kitchen

2.51 x 2.53 (8'2" x 8'3")

Tiled floor; Hotpoint electric cooker; fridge-freezer; stainless steel sink and drainer with mixer tap; black worktops; range of cream base units; uPVC window to rear

## FIRST FLOOR

### Landing

3.74 x 2.16 (12'3" x 7'1")

### Bedroom 1

3.51 x 3.34 (11'6" x 10'11")

Carpeted; radiator; uPVC bay window to front aspect

### Bedroom 2

2.75 x 3.19 (9'0" x 10'5")

Carpeted; radiator; uPVC window to rear aspect

### Bedroom 3

2.09 x 2.56 (6'10" x 8'4")

Carpeted; radiator; uPVC window to front aspect

### Bathroom

2.71 x 2.07 (8'10" x 6'9")

Large white tiled walk-in shower; white ceramic sink; linoleum floor; uPVC window to rear aspect

### W/C

1.66 x 1.0 (5'5" x 3'3")

White ceramic W/C

## SECOND FLOOR

### Landing

### Bedroom 4

3.60 x 2.64 (11'9" x 8'7")

Carpeted; radiator; uPVC window to rear aspect with view of Harlech Castle

### Bedroom 5

3.30 x 3.45 (10'9" x 11'3")

Carpeted; radiator; uPVC window to front aspect

### Bathroom

2.07 x 2.48 (6'9" x 8'1")

White tiled shower cubicle; white ceramic sink and W/C; linoleum flooring; uPVC window to front aspect

## EXTERNAL

Pretty rear flagged patio seating area with views of Harlech Castle, easterly aspect

Utility room housing washing machine; dryer; fridge-freezer; boiler; oil tank

Private, off-road permit parking for two cars adjacent to the property in leisure centre car park

## SERVICES

Mains water and waste; electric; oil fired central heating







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.

Llys Helwg, Harlech, LL462UB  
Approximate Gross Internal Area = 126.7 sq m / 1363 sq ft

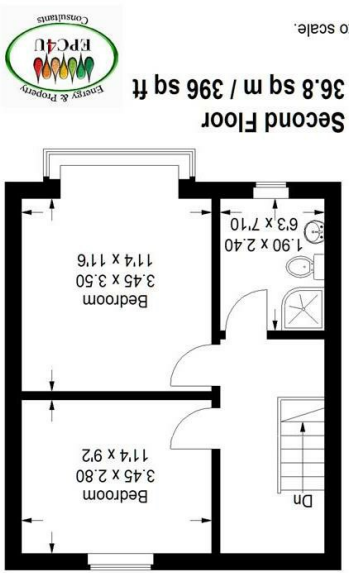
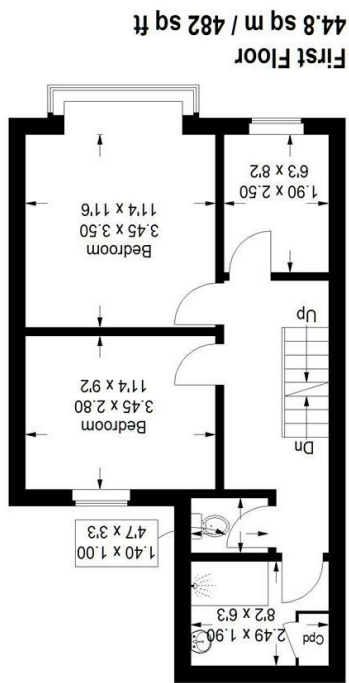
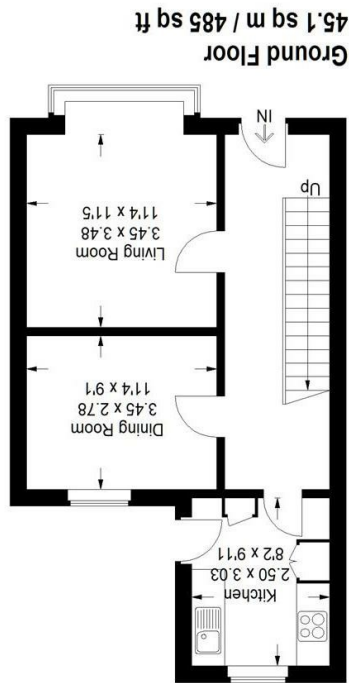


Illustration for identification purposes only, measurements are approximate, not to scale.



<p>Energy rating</p>	Llys Helwg HARLECH LL46 2UB
	Valid until 6 August 2032
Certificate number 9232-0328-2000-0885-4202	