



**Tom Parry**

2 Ystad Castell Morfa, Harlech, LL46 2GA  
Offers in the region of £290,000

## 2 Ystad Castell Morfa, Harlech, LL46 2GA

A superbly-presented two-bedroom link-detached bungalow set in a desirable position in lower Harlech, offering a generous garden, modern upgrades, and superb views towards the iconic Harlech Castle. This is an ideal opportunity for buyers seeking a comfortable, low-maintenance home presented to a high standard in a sought-after coastal location.

The property has been thoughtfully improved, featuring a newly fitted kitchen with contemporary units, along with a stylish modern shower room finished to a high standard. The accommodation flows easily, with a bright living/dining area, two well-proportioned bedrooms and the additional bonus of a sun room - all creating a practical layout suited to full time living.

Externally, the bungalow enjoys a surprisingly spacious garden, offering excellent outdoor space for relaxing, entertaining, or further landscaping. The favourable position provides lovely outlooks, with clear unobstructed views of Harlech Castle adding a unique and highly desirable backdrop.

Located within easy reach of Harlech's shops, cafés, beach, and transport links, this property combines convenience with a peaceful residential setting.

A well-kept, move-in-ready bungalow with generous outside space and standout castle views — a rare find in this part of Harlech.

Accommodation comprises: ( all measurements are approximate \_

Entrance door into

### ENTRANCE PORCH

1.48 x 1.03 (4'10" x 3'4" )

UPVC external door; wood/glass door into:

### LOUNGE

4.08 x 4.70 (13'4" x 15'5")

Carpeted, slate hearth, electric fire, radiator, uPVC window to front aspect, double doors into

### DINING ROOM

2.52 x 3.19 (8'3" x 10'5")

Carpeted, radiator, uPVC window to front aspect

### INNER HALLWAY

2.89 x 2.07 (9'5" x 6'9" )

Carpeted, storage cupboard with hot water tank, doors leading to

### KITCHEN

2.55 x 3.37 (8'4" x 11'0")

Vinyl flooring, range of contemporary floor standing and eye-level units, electric cooker, extractor, plumbing for washing machine, space for tall fridge freezer, 1 1/2 stainless steel sink and drainer with mixer tap, granite effect worktops

### BEDROOM 1

3.76 x 2.88 (12'4" x 9'5")

Carpeted, 2 x radiators, built-in double wardrobe/storage cupboard, uPVC window to rear aspect, door into

### EN-SUITE

White sink with storage underneath, white W/C, wall mounted heater, uPVC window with modesty glass

### BEDROOM 2

3.74 x 2.58 (12'3" x 8'5")

Carpeted, radiator, single storage cupboard, uPVC window to rear aspect

### SHOWER ROOM

2.15 x 1.83 (7'0" x 6'0")

Vinyl flooring, partially tiled walls, corner shower,

white w/c, sink with storage underneath, radiator, ceiling extractor fan, uPVC window to side with modesty glass,

### SUN ROOM

2.43 x 4.72 (7'11" x 15'5")

Conservatory with fixed blinds, access to rear garden, access to garage

### GARAGE

4.97 x 2.46 (16'3" x 8'0")

Garage with electric power, "up and over" garage door

### EXTERNAL

Lawned area to front of property, Tarmac driveway with room for two cars. dropped kerb, side gate to rear garden.

Electric car charging point.

Beautiful, large rear garden, mainly laid to lawn with superb views of Harlech castle, external water tap.

### LOCATION

The property is located in Lower Harlech, whilst the town of Harlech boasts a magnificent 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.

### SERVICES

Mains water/drainage

Electricity

### MATERIAL INFORMATION

Freehold property of standard construction.

Primary residence of use under Article 4

Gwynedd Council tax band D



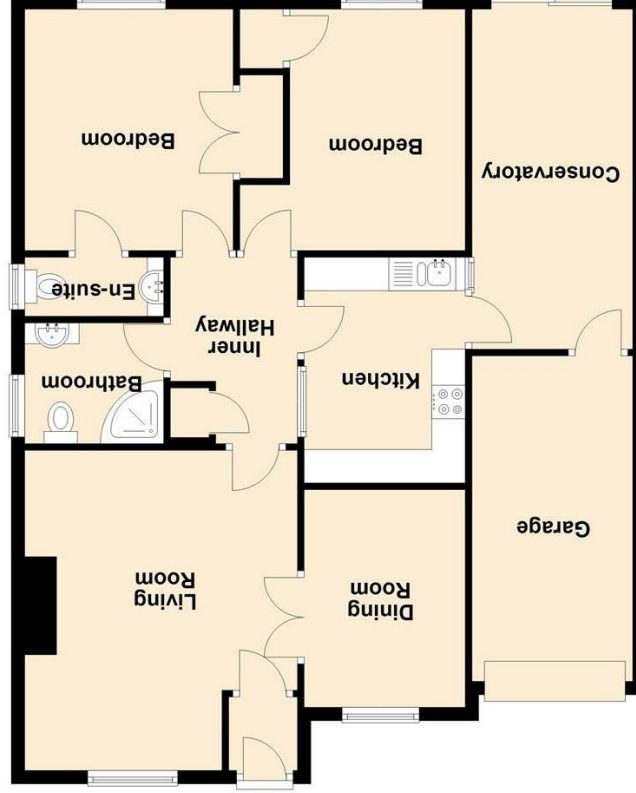




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Total area: approx. 97.8 sq. metres (1052.5 sq. feet)



Ground Floor  
Approx. 97.8 sq. metres (1052.5 sq. feet)

Energy performance certificate (EPC)	
2 Yearly Carbon Monoxide Rating: ECH	Energy rating: <b>E</b>
Valid until: 6 June 2036	Certificate number: A736 A226 5690 0435 3206
Property type: Semi-detached bungalow	
Total floor area: 72 square metres	

