



# Tom Parry

4 Rock Terrace, Harlech, LL46 2SP  
£175,000

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Welcome to Rock Terrace, Harlech - a charming character cottage located on the edge of the town centre. This delightful mid-terrace house boasts 2 cosy and spacious bedrooms, making it perfect for a small family or those looking for a quaint retreat.

One of the standout features of this property is the spacious family kitchen with dining area, ideal for hosting gatherings or simply enjoying a meal with loved ones. The character of the cottage shines through, offering a warm and inviting atmosphere that is sure to make you feel right at home.

While the property may not have a large outside space, the limited outdoor area provides a low-maintenance option for those with a busy lifestyle or who prefer to spend their time exploring the picturesque surroundings of Harlech.

Packed with character and combined with the essentials for modern day life, this spacious cottage will make someone a beautiful home....book your viewing today.

Accommodation comprises: ( all measurements are approximate )

Double doors into

## ENTRANCE PORCH

Tiled floor, door leading into

## LOUNGE

**3.81 x 3.58 (12'5" x 11'8")**

Feature fireplace with inset log burning stove, exposed stone above and slate hearth, window seat to front, fitted carpet, door leading to

## INNER HALLWAY

Stairs leading to first floor, understairs storage and plumbing for washing machine, fitted carpet, door leading to

## KITCHEN/ DINER

**2.75 x 4.47 (9'0" x 14'7")**

Good sized family kitchen fitted with a range of base units including large Belfast sink, wooden worktops, integrated fridge, breakfast bar with electric oven and hob above, slate tiled floor, windows to side and rear, spacious corner dining bench and electric wall heater, door leading to outside balcony

## FIRST FLOOR

### LANDING

Storage cupboard housing hot water cylinder, loft access, doors leading to

### BEDROOM 1

**3.01 x 3.68 (9'10" x 12'0")**

Dual windows to front, stripped floorboards, fitted wardrobes, electric wall heater

### BEDROOM 2

**2.76 x 2.70 (9'0" x 8'10")**

Window to rear with castle, sea and town views, stripped and painted wooden floorboards, electric wall heater

### SHOWER ROOM

Fitted with large shower cubicle and electric shower, low level w.c., pedestal wash hand basin, fully tiled walls, stripped and painted wooden floorboards, wall heater, obscured window to rear

## LOCATION

The property is situated in the town of Harlech which 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 property is close to the Royal St David's links golf course and stunning beaches, and the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

## EXTERNAL

The entrance to the property is set back slightly from the road with a small seating area.

To the rear is an enclosed narrow balcony area, large enough for a small table and chairs to sit and enjoy a morning coffee or evening glass of wine.

Storage shed.

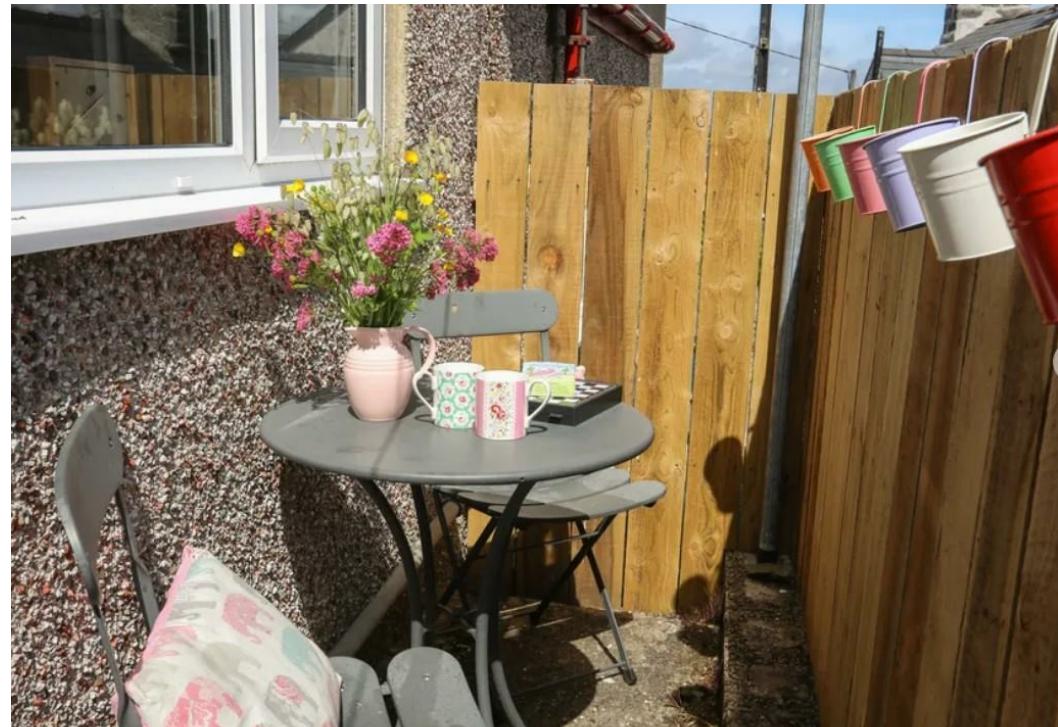
## MATERIAL INFORMATION

Mains water, drainage and electricity.

Gwynedd Council tax band A

There are no parking facilities at the property. However less than a minutes walk away is a free car park available to use.



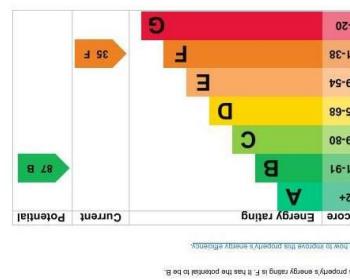




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Home Plan Awaited