



Tom Parry

Estuary View , Harlech, LL46 2SB
Offers in the region of £250,000

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Introducing Estuary View, a two-bedroom detached bungalow nestled in a quiet cul de sac in the heart of the highly sought-after location of Llandanwg - offering the perfect blend of tranquillity and scenic beauty close to the beach. This delightful property boasts generously sized rooms, filled with light, and has far reaching views over the surrounding countryside, estuary and Cardigan Bay beyond. The bungalow boasts a corner plot, mature gardens and ample parking on a private driveway. The property is in need of modernisation - but provides a blank canvas for new owners to create their perfect home. With some flair and imagination Estuary View will be the dream residence!

The property is located minutes walk from the Llandanwg beach, scenic walks, nearby Pensarn Harbour, beachside café and church. Llandanwg has a railway station served by the Cambrian Coastline railway which offers links to local towns, the midlands and beyond. It's also close to the castle town of Harlech, a popular resort offering a range of facilities including shops, schools, swimming pool, petrol station and the Royal St David's Golf Club.

The Accommodation comprises: (all measurements are approximate)

Entrance door into

EXTERNAL HALLWAY

5.46 x 1.10 (17'10" x 3'7")

Tiled flooring, uPVC door to front aspect, door into

KITCHEN

3.27 x 3.21 (10'8" x 10'6")

Carpet-tiled flooring, night storage heater, uPVC window to side aspect, internal window between kitchen and sun room, range of wooden floor-standing and wall-mounted units, laminate worktops, double stainless steel sink and drainer with mixer taps, space for freestanding electric cooker and 'fridge

SUN ROOM

3.12 x 3.66 (10'2" x 12'0")

Carpeted, night storage heater, uPVC window, uPVC patio doors, stunning far reaching views

LOUNGE/DINER

7.61 x 4.31 (24'11" x 14'1")

Carpeted, night storage heater, 2 x uPVC windows, uPVC patio doors to rear, tv point, door into

INTERNAL HALLWAY

5.05 x 1.32 (16'6" x 4'3")

Carpeted, night storage heater, uPVC window

MASTER BEDROOM

3.28 x 3.33 (10'9" x 10'11")

Carpeted, night storage heater, uPVC window to front aspect, range of fitted wardrobes

BEDROOM 2

3.38 x 3.37 (11'1" x 11'0")

Carpeted, night storage heater, uPVC window to front aspect

BATHROOM

2.41 x 2.17 (7'10" x 7'1")

Linoleum flooring, cream coloured suite comprising W/C and pedestal sink, cupboard housing hot water tank, tiled shower cubicle with "Triton Enrich" electric shower, uPVC window with modesty glass

UTILITY

3.47 x 5.75 (11'4" x 18'10")

Previously the garage.

uPVC window and door.

Electricity supply and plumbing for washing machine.

EXTERNAL

Mature and colourful low maintenance gardens surrounding the property with ample seating areas for alfresco dining in the summer and star gazing during the winter months.

Private driveway for 2 vehicles to the front.

SERVICES

Mains electric, water and waste water

Gwynedd Council Tax Band D

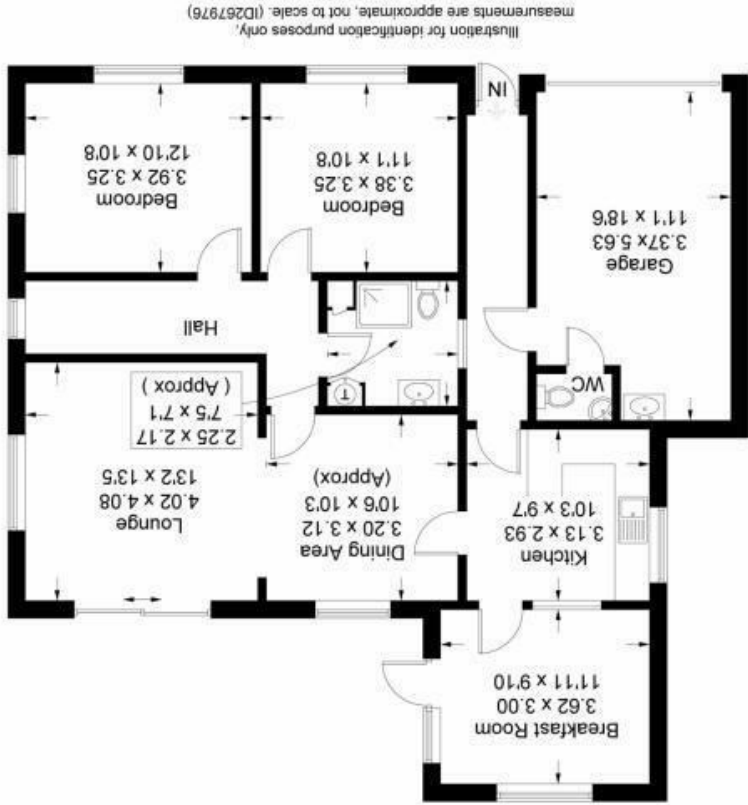






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.



Approximate Gross Internal Area = 114.5 sq m / 1232 sq ft

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Energy rating	
E	
Estuary View LL46 2SB HARLECH LLANDANWG	
Valid until 18 July 2026	Certificate number 9118-9046-7203-4166-0980
Property type Detached bungalow	Total floor area 86 square metres

