



# Tom Parry

14 Ystad Castell Morfa, Harlech, LL46 2GA  
£154,995

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Tucked away in a quiet cul de sac this 2 bedroom, mid terrace property is ready for a new owner to walk in and enjoy. It boasts lounge and kitchen on the ground floor, with 2 double bedrooms and a bathroom on the upper level.

The lounge has recently had the addition of a media wall which can be left in the property by separate negotiation. Similarly some bedroom furniture can also be included if required. To this end, any new buyer can just move in!

The house is well suited to young families, first time buyers and investors alike. The property benefits from electric heating, enclosed rear garden and a separate garage. Great views of Harlech castle are also available and the beautiful sands of Harlech beach are a 5 minute walk away, not to mention The Royal St David's Golf Course.

Within walking distance also are all necessary amenities including well stocked general stores, public transport links, schools and medical centre.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## GROUND FLOOR

### ENTRANCE PORCH

**0.15 x 1.18 (0'5" x 3'10")**

Outer wood and glass door, store cupboard, internal wood and glass door leading to:

### LOUNGE

**5.04 x 3.28 (16'6" x 10'9")**

Carpeted, electric wall heater, tv point, window to front aspect, stairs to first floor, under stairs storage

### KITCHEN

**3.73 x 3.28 (12'2" x 10'9")**

Range of floor-standing and wall units. Stainless steel sink with drainer and mixer tap. Space for 'fridge and electric cooker, space and plumbing for washing machine, storage cupboard. Electric wall heater. Window and door to rear garden.

## FIRST FLOOR

### LANDING

**2.82 x 0.95 (9'3" x 3'1")**

Carpeted, electric wall heater, doors to bedrooms and bathroom.

### BEDROOM 1

**3.28 x 3.31 (10'9" x 10'10")**

Carpeted, built-in wardrobes, electric wall heater, window to front with castle view.

### BEDROOM 2

**3.30 x 2.46 (10'9" x 8'0")**

Carpeted, newly built over bed storage, electric wall heater, window to rear with sand dunes view.

### BATHROOM

**2.47 x 1.78 (8'1" x 5'10")**

Cream enamel bathroom suite comprising bath, pedestal sink, W/C. Heated towel rail.

## EXTERNAL

To the front of the property is a garden laid to lawn and plants with fantastic views of Harlech Castle. Off road parking is also available.

At the rear is an enclosed, low maintenance garden suitable for young families, pets and al-fresco dining. A gate from here leads to a path at the rear of the property allowing convenient alternative access to the house - perfect for muddy dogs and children alike! Detached single garage.

## LOCATION

The property is based in lower Harlech and within walking distance to all amenities including the beautiful beach. 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 and electricity.

## MATERIAL INFORMATION

Freehold property of standard construction.

Primary residence

Gwynedd Council tax band B







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NOTE: These 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.

Property type	Mid-terrace house
Total floor area	55 square metres
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#### Energy performance certificate (EPC)

