



Tom Parry

3 Ael y Glyn, Harlech, LL46 2UJ
Offers in the region of £295,000

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A well-loved three-bedroom semi-detached family home set within a quiet residential pocket of Lower Harlech, offering generous spaces, a private garden and off-road parking. The property requires some modernisation, presenting an excellent opportunity for buyers looking to put their own stamp on a home in this desirable coastal location.

In summary the property provides:

Three bedrooms, including two good-sized doubles and a comfortable single

Spacious living room with scope to reconfigure or open up the layout

Kitchen and dining area ready for updating, with potential to create a modern family space

Private rear garden, ideal for landscaping or creating a patio seating area. The plot offers good privacy with mature planting for year round colour.

Off-road parking to the front

GROUND FLOOR

ENTRANCE PORCH

1.88 x 1.49 (6'2" x 4'10")

Door into

HALLWAY

4.81 x 1.91 (15'9" x 6'3")

Laminate flooring, electric wall heater, stairs leading to first floor, doors leading into integral garage and

LOUNGE

3.86 x 4.55 (12'7" x 14'11")

Feature fireplace, window to front aspect, electric storage heater

KITCHEN/DINER

3.04 x 5.75 (9'11" x 18'10")

Fitted with a range of wall and base units comprising electric oven with hob and extractor hood above, stainless steel sink and drainer unit, laminate worktops, integrated dishwasher/washing machine, tiled splash backs, electric storage heater, window overlooking rear garden, sliding patio doors from dining area to outside

FIRST FLOOR

LANDING

4.08 x 1.89 (13'4" x 6'2")

Doors leading to

BEDROOM 1

4.10 x 3.42 (13'5" x 11'2")

Window to front aspect

BEDROOM 2

3.17 x 3.16 (10'4" x 10'4")

Window to rear aspect

BEDROOM 3

3.11 x 2.52 (10'2" x 8'3")

Window to rear aspect

SHOWER ROOM

1.80 x 2.36 (5'10" x 7'8")

Fitted with contemporary suite comprising walk in shower cubicle with electric shower, low level w.c., wash hand basin with vanity cupboard below, fully tiled walls, electric heated towel rail, obscured window to side

EXTERNAL

Garage, accessed from house also, measuring 5.67 x 2.68 with electricity and plumbing for washing machine

Private driveway to the front of the property with mature garden.

To the rear of the property is an enclosed private well stocked garden with planting for all year round colour. Greenhouse, gazebo and patio.

LOCATION

Situated in Lower Harlech, the home enjoys easy access to local amenities, schools, scenic walking routes and Harlech's iconic coastline. The historic castle, sweeping beaches and Snowdonia's dramatic landscapes are all within close reach, making this an appealing location for families and second-home buyers alike. 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 and electricity

MATERIAL INFORMATION

Freehold property of standard construction

Primary residence

Gwynedd Council tax band C







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.

EPC Awaited



Floor plan Awaited