



# Tom Parry

32 Ystad Castell Morfa, Harlech, LL46 2GA  
£269,500

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32 Ystad Castell Morfa is a link-detached bungalow which has been refurbished to the highest standards throughout. It is situated on a small estate, with fantastic views of Harlech Castle and is within easy walking distance of the beach, golf club and a village shop. The stylish low maintenance bungalow has undergone a comprehensive programme of upgrades, including the addition of a 3rd bedroom/office. Internally and externally this quality bungalow will not disappoint.

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.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## ENTRANCE PORCH

Door opening into

## LIVING ROOM

4.09 x 4.78 (13'5" x 15'8")

Inset log burning stove with slate hearth, window to front, radiator, wall lights, engineered oak flooring, double doors opening into

## DINING ROOM

2.45 x 3.19 (8'0" x 10'5")

Radiator, window to front, engineered oak flooring, door leading to

## BEDROOM 3/OFFICE

2.48 x 3.09 (8'1" x 10'1")

Currently being used as an office with window and door to rear garden, fitted carpet, radiator

## INNER HALLWAY

Storage cupboard, loft access, doors into

## KITCHEN

3.38 x 2.45 (11'1" x 8'0")

Newly fitted with a stylish range of wall and base units including below counter sink with mixer tap, integrated double oven, hob with extractor hood above, wine chiller, space for fridge/ freezer, space and plumbing for washing machine and dishwasher, ceramic wrapped worktops, glazed window to hall, door leading to outside rear garden

## BEDROOM 1

3.60 x 3.06 (11'9" x 10'0")

With fitted wardrobe and sliding mirror door, radiator, window to rear and door into

## EN-SUITE

With newly fitted wash hand basin and vanity unit below, low level w.c., obscured window to side

## BEDROOM 2

3.60 x 3.47 (11'9" x 11'4")

With built in wardrobe, radiator, window to rear

## SHOWER ROOM

Newly fitted with corner shower cubicle, low level w.c., wash hand basin with vanity unit below, half panelled walls, chrome heated towel rail, obscured window to side

## EXTERNAL

Driveway leading to small garage storage area, paved parking for 2 vehicles and lawn to front.

Low maintenance rear garden with newly paved dining area, astro turf lawn, concealed oil tank and boiler, stunning views of Harlech Castle.

## SERVICES

Mains water, drainage and electricity.

Council Tax Band D





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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 (including Garage)

