



# Tom Parry

10 Parc Bron Y Graig, Harlech, LL46 2SR

£245,000



## 10 Parc Bron Y Graig, Harlech, LL46 2SR

10 Parc Bron y Graig is a beautifully presented 3 bedroom semi detached bungalow which is private, but not isolated, ideally situated near attractive woodland and minutes walk from the popular town of Harlech. The property benefits from a recently installed shower room, freshly painted throughout and is light and spacious. Patio doors open up from the lounge and distant sea glimpses and spectacular sunsets can be enjoyed from the front of the property. To the rear is an enclosed mature but low maintenance garden.

An additional highlight of the bungalow is the detached large garage and private parking space.

With nothing to do but unpack your bags this is the perfect turn key property.

The accommodation comprises (all measurements are approximate):

Entrance door into

### ENTRANCE PORCH

Tiled floor, window to front, door into

### ENTRANCE HALLWAY

Fitted carpet, electric heater, loft access, large storage cupboard housing hot water cylinder, doors leading to

### BEDROOM 1

2.92 x 3.37 (9'6" x 11'0")

Window to front overlooking communal gardens, electric heater, fitted carpet

### BEDROOM 2

2.69 x 2.67 (8'9" x 8'9")

Window to rear, electric heater, fitted carpet

### BEDROOM 3

2.10 x 2.69 (6'10" x 8'9")

Window to rear, electric heater, fitted carpet

### LOUNGE

3.63 x 4.23 (11'10" x 13'10")

Patio doors opening onto front garden, fitted carpet, window to front, electric heater

### KITCHEN

2.96 x 2.86 (9'8" x 9'4")

Fitted with a range of wall and base units including single sink and drainer unit, integrated electric oven with hob and extractor hood above, space and plumbing for dishwasher/washing machine, laminate worktops, dual aspect windows to side and rear, vinyl flooring, door leading to outside

### BATHROOM

Recently refurbished shower room to include large walk in shower cubicle, wash hand basin with mirrored cabinet above, low level w.c., shower boards, obscured window to side

### EXTERNAL

To the front of the property are communal lawns with beautiful woodland outlook.

A pathway leads to the front of the property and main entrance door.

At the rear is a patio laid to paving slabs with steps leading to lawn and further beds with well established planting. Separate garage and off road parking.

### SERVICES

Mains water, drainage and electricity  
Gwynedd Council tax band C  
Freehold property.

### LOCATION

The property sits alongside woodland, minutes walk from 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.









Floor plan Awaited

Energy rating

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10 Parc Bron y Graig  
Bron y Graig  
HARLECH  
LL46 2SR

Certificate number  
0479-2814-7310-2900-5155

Valid until  
3 September 2030



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.