



Tom Parry

Dwyllan High Street, Harlech, LL46 2YA

£169,950

Dwylan High Street, Harlech, LL46 2YA

Located on the high street of Harlech, Dwylan presents a unique opportunity for those seeking a property requiring modernisation with immense potential. This single fronted Welsh stone cottage is situated in the most envious position, offering breath-taking views over Cardigan Bay and beyond.

While the property requires modernisation, it is brimming with character and charm, waiting for the right owner to breathe new life into it. The convenient layout across 3 floors provides ample room for creative design and personal touches, making it an ideal canvas for anyone looking to create their dream home. The location is not only beautiful but also conveniently close to local shops and amenities, making it a perfect blend of tranquillity and accessibility.

This property is a rare find in Harlech where opportunities for such a project are becoming increasingly scarce. Whether you are an experienced renovator or a first-time buyer with a vision, Dwylan is a remarkable prospect that promises to deliver a rewarding experience. Embrace the chance to transform this house into a stunning residence that reflects your personal style and takes full advantage of its magnificent surroundings.

Accommodation comprises: (all measurements are approximate)

Door into

GROUND FLOOR

HALLWAY

6.06 x 1.45

Wooden door to external front aspect; red tiled floor, door to storage area under stairs; doors to lounge and kitchen; shelving.

LOUNGE

5.82 x 3.14 (19'1" x 10'3")

Partial red tiled flooring; windows to front and rear aspects; feature black marble fireplace; 2 x night storage heaters; feature beams

KITCHEN

3.38 x 3.32 (11'1" x 10'10")

Space for electric cooker; space for 'fridge; floor and wall mounted storage cupboards; double stainless steel sink with mixer tap, night storage heater; wooden sash window to rear aspect; wooden door to rear outside space.

FIRST FLOOR

LANDING

4.42 x 1.52 (14'6" x 4'11")

Carpted; window to front aspect; night storage heater; doors to:

BEDROOM 1

2.64 x 3.41

Carpeted; feature cast iron fireplace; night storage heater; window to front aspect, shelving

BEDROOM 2

2.65 x 2.48

Carpeted; night storage heater; window to rear aspect; shelving

SHOWER ROOM

1.30 x 1.78 (4'3" x 5'10")

White W/C; white sink; Mira Sport shower in corner cubicle

SECOND FLOOR

ATTIC ROOM

4.73 x 3.77 (15'6" x 12'4")

2 x wooden velux windows with sea view; 2 x under loft storage cupboards; cupboard housing water tank; night storage heater; hot water control system; stairs.to lower floor.

EXTERNAL

Small paved area with stone wall to front aspect
Paved area to the rear with steps down to garden including timber decking and 2 garden sheds. Mature planting and shrubbery.
The most stunning views from the garden - watch the sunset during the long summer months or star gaze during the dark nights.

LOCATION

The property is situated on the High Street in the town of 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.

SERVICES

Electric, water and waste water

MATERIAL INFORMATION



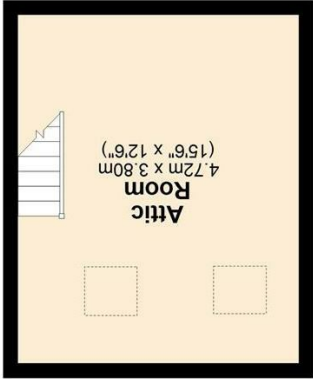




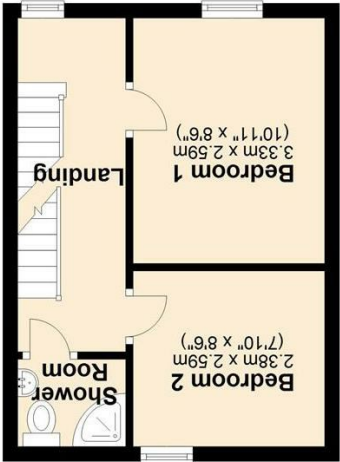
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

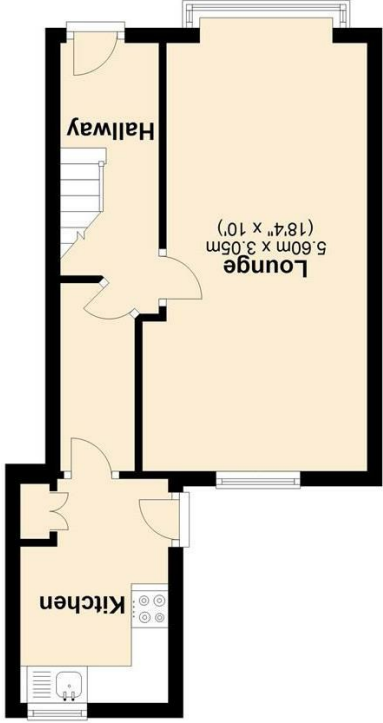
Property type		Mild-terrace house		Total floor area		68 square metres	
Energy rating		E		Valid until:		12 April 2036	
Dwylan High Street LL48 2YA		Certificate number		9699-3956-3209-6065-7204			



Second Floor



First Floor



Ground Floor