



**Tom Parry**

Hafan Wen High Street, Harlech, LL46 2YE

**£189,950**

# Hafan Wen High Street, Harlech, LL46 2YE

A beautifully presented 2-bedroom cottage set in the heart of Harlech, enjoying exceptional views across the coastline and towards the iconic Harlech Castle. Perfectly positioned to capture the very best of this historic coastal town, the property offers a rare combination of charm, scenery, and generous outdoor space.

The cottage is in good condition throughout, with a warm and inviting interior that makes the most of the natural light and the elevated outlook. The generous living spaces still feel cosy yet open with a feature stone fireplace and inset log burning stove. The kitchen is well fitted with a range of units and a spacious dining area to entertain family and friends. To the first floor are two comfortable bedrooms and a recently upgraded shower room - all successfully combining together to form a practical and welcoming home.

A key highlight of the property is the external space. To the rear, the property boasts a generous terraced garden with a composite decked patio at the top, perfectly placed to enjoy sweeping sea views over Cardigan Bay and the dramatic silhouette of Harlech Castle. This outdoor space offers a superb setting for relaxing, dining, or simply taking in the ever-changing coastal landscape.

A wonderful opportunity to secure a character cottage in one of Harlech's most desirable positions — combining castle views, sea views, and a sizeable garden in a truly special setting.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## GROUND FLOOR

### Lounge

4.00 x 5.49 (13'1" x 18'0")

Feature stone fireplace with inset log burning stove, painted ceiling beams, built in bespoke shelving, window to front with far reaching views, radiator, fitted carpet, stairs leading to first floor, large under stairs storage cupboard, steps up to

### Kitchen/Diner

3.68 x 3.97 (12'0" x 13'0")

Fitted with a range of wall and base units including 1 1/2 sink and drainer unit, integrated oven with hob and extractor hood above, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, radiator, vinyl flooring, window to rear, door to outside

## FIRST FLOOR

### LANDING

Spacious and light landing with window to rear garden, doors leading to

### Bedroom 1

3.29 x 3.87 (10'9" x 12'8")

Large double - Window to front with far reaching sea, mountain and castle views, fitted carpet, radiator, built in storage, loft access

### Bedroom 2

3.32 x 3.35 (10'10" x 10'11")

Double - Dual aspect windows to side and rear, fitted carpet, radiator

### Shower room

Contemporary suite comprising walk in double shower cubicle, w.c. with concealed cistern, wash hand basin with vanity unit below. vinyl flooring, ceiling to floor splashboards, wall mounted mirror, skylight, large cupboard housing hot water cylinder

## EXTERNAL

To the front of the property are 4 steps leading to the patio - a welcoming space to sit and admire the views.

To the rear is the perfect cottage garden. This has been well designed and thought out to be low maintenance with lighting, glass balustrade and abundant planting. At the very top is a patio of composite decking and further glass balustrade - the perfect place to end the day with a glass of wine and watch the sunset.

## LOCATION

The property is located in the heart 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

Mains water, drainage and electricity.

## MATERIAL INFORMATION

Freehold property  
Traditional stone construction  
Primary residence for Article 4 purposes  
Gwynedd Council tax band B



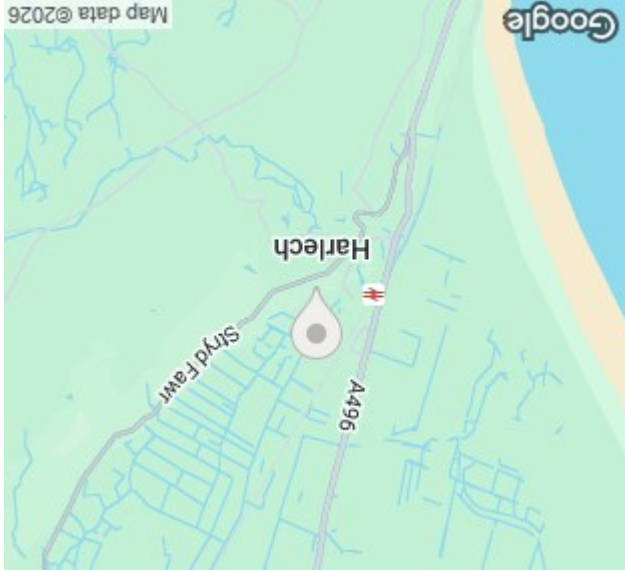




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Valid until 23 March 2032		Certificate number 2226-3014-1207-0692-7200
Energy rating D		Hafan Wen High Street HARLECH LL46 2YE
Property type Mid-terrace house		Total floor area 74 square metres



Floor Plan Awaited