



**Tom Parry**

Erfyl Tryfer Terrace, Harlech, LL46 2YR

**£170,000**



## Erfyl Tryfer Terrace, Harlech, LL46 2YR

Erfyl is a charming, stone-built Welsh cottage located steps from Harlech town centre. It is beautifully presented to the highest standard and is a successful blend of character and charm whilst fulfilling all the needs of modern living. It benefits from a spacious modern kitchen, 3 bedrooms, contemporary bathroom with jacuzzi bath and an outside rear decked patio for alfresco dining. The property boasts an efficient and economical electric central heating and hot water system and also has a cosy woodburning stove. This is the perfect getaway retreat and has also been successfully managed as a holiday let for several years. The property can be purchased either vacant upon possession or complete with all furniture, fixtures and fittings. If you are looking for an investment opportunity or your own perfect coastal retreat, Erfyl is an ideal choice!

Erfyl is located a short walk from the heart of Harlech, a popular resort town and UNESCO world heritage site, which offers a range of facilities including shops, restaurants, schools, swimming pool and petrol station. It also boasts a 13th century castle and the famous Royal St David's Golf Club. The town is very popular with golfers, whilst the beautiful sandy beach is wonderful for family fun and long walks. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide 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

### GROUND FLOOR

#### LOUNGE

5.38 x 4.06 (17'7" x 13'3")

Feature log burning stove on slate hearth, oak flooring, window to front with tiled sill, inset display shelves and cupboard, 2 x radiators, stairs to first floor, door into

#### KITCHEN

4.03 x 2.72 (13'2" x 8'11")

Fitted with a range of wall and base units including integrated electric oven with hob and extractor hood above, integrated fridge, space and plumbing for washing machine, single stainless steel sink and drainer unit, laminate worktops extending to breakfast bar, tiled splashbacks, ceiling spot lighting, tiled floor, radiator, window to rear, door leading to outside

### FIRST FLOOR

#### LANDING

Oak flooring, doors leading to

#### BEDROOM 1

3.97 x 2.90 (13'0" x 9'6")

Oak flooring, window to front, radiator, built in storage cupboards, feature ceiling beam, loft access

#### BEDROOM 2

2.45 x 2.76 (8'0" x 9'0")

Oak flooring, skylight window, radiator

#### BEDROOM 3

2.74 x 1.90 (8'11" x 6'2")

Oak flooring, window to rear, radiator, feature ceiling beam

#### BATHROOM

Fitted with contemporary suite comprising "P" shaped jacuzzi bath with shower above, W.C. with concealed cistern, wash hand basin inset to tiled shelf and surround, window to rear, heated towel rail, fully tiled walls and floor, extractor fan

#### EXTERNAL

A small patio seating area to the front of the property on which to sit and admire the views.

To the rear are steps leading to wooden decking area, surrounded by mature planting.

#### SERVICES

Mains water, drainage and electricity.









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  
66.0 sq m / 710 sq ft

Ground Floor 33.0 sq m / 355 sq ft

First Floor 33.0 sq m / 355 sq ft

Illustration for identification purposes only, measurements are approximate, note to scale.

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	84
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	40
G (1-20)	
Not energy efficient - higher running costs	



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