



Tom Parry

Mon Dirion Old Llanfair Road, Harlech, LL46 2SS

£465,000

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Tom Parry & Co are delighted to offer for sale this fantastic detached property on the much sought after Old Llanfair Road, on the outskirts of the popular seaside town of Harelech. They say 'location, location, location' is the key to any house move, and the views from this house are breath-taking. The elevated position means that there is an aspect across the clear blue seas of the Harlech beaches, reaching as far across as the Llyn Peninsula.

Spanning an impressive 2,314 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family time. With four well-appointed bedrooms, there is ample space for both relaxation and privacy, making it an ideal family home. The property is "upside down" in layout, meaning the two first floor reception rooms open onto a large balcony, perfect for taking in the views no matter what the weather!

Situated in a prime location, this property not only benefits from its scenic surroundings but also offers practical amenities, including integral garage and drive with ample parking. This is a rare find in such a desirable area, making it an excellent opportunity for those seeking a blend of comfort, style, and convenience.

Accommodation comprises: (all measurements are approximate)

Our Ref: H1112

GROUND FLOOR

Entrance Hallway

with carpet flooring; radiator; understair storage nook and access to integral garage

Bedroom 4

4.155 x 3.780 (13'7" x 12'4")

with stunning sea views; fitted shelving; carpet flooring and radiator

En-Suite

with shower cubicle; low level WC; pedestal wash basin and heated towel rail

Utility Room

with a range of built in modern wall and base units with worktop over; space and plumbing for washing machine and tumble dryer; stainless steel sink and drainer; cloak storage area; floor mounted 'Worcester' boiler and door to lower garden at the side

Integral Garage

5.553 x 3.533 (18'2" x 11'7")

with work benching installed at rear and light and power connected

FIRST FLOOR

Landing

with window enjoying fantastic sea views to the front; spacious landing area

Living Room

4.891 x 4.369 (16'0" x 14'4")

with sliding doors onto large balcony at the front of the house which enjoys stunning views; electric log burner effect fire set in tiled and timber surround; carpet flooring and radiator

Dining Room

4.367 x 2.885 (14'3" x 9'5")

with sliding doors onto balcony; carpet flooring and radiator

Kitchen

3.580 x 4.041 (11'8" x 13'3")

with a range of modern fitted wall and base units with worktop over; one and a half bowl stainless steel sink and drainer; space and plumbing for dishwasher; space for free standing double oven with extractor fan over; 'French' doors to garden; tall larder cupboard; radiator and access to loft

Rear Porch

with cloak storage area; separate WC with wash basin and large airing cupboard with fitted shelving

Bathroom

with four piece fitted suite including shower cubicle; wash basin set in vanity; low level WC; panelled bath and radiator

Bedroom 1

3.58 x 3.5 (11'8" x 11'5")

with fantastic sea views; carpet flooring and radiator

Bedroom 2

4.272 x 2.837 (14'0" x 9'3")

with carpet and radiator

Bedroom 3

3.224 x 3.758 (10'6" x 12'3")

with carpet and radiator

EXTERNALLY

The property is accessed via a private driveway with parking for a number of cars; which sits in front of a generous integral garage. There are lawned gardens to the front and to the rear, with a range of mature shrubs and plants.

There is a large balcony accessed from first floor level, which enjoys spectacular sea views.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold - main residence

Council Tax: Band G

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

The property

- Must not be used for Religious use
- Must not be used for Immoral, sacrilegious, offensive or noisy purposes: use for the occult or psychic mediums: or any use which may cause nuisance or annoyance to the vendor or the use of any retained land where present
- The property shall cease to be called " The Vicarage" or " The Rectory", as the case may be, and shall not be called by any name expressing or implying it to be or to have been the residence of a Minister of Religion and in particular it shall not be called "The Old Vicarage" or " The Old Rectory".







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.

Energy rating		Mon Diron Old Llanfair Road HARLECH LL46 2SS
Valid until		19 June 2035
Certificate number		9817-3051-4206-7535-9200
Property type		Detached house
Total floor area		167 square metres

