



# Tom Parry

5 Ystad Castell Morfa, Harlech, LL46 2GA

£245,000

## 5 Ystad Castell Morfa, Harlech, LL46 2GA

Located in a prime spot, in a much sought after, quiet cul de sac, 5 Ystad Y Castell is a 2 bedroom, light and spacious, link detached bungalow with garden areas to front and rear. The property enjoys fantastic views of Harlech Castle and is conveniently situated within easy walking distance of the beach, golf course and a village shop.

The low maintenance bungalow does require some updating to fulfil it's potential but benefits from a conservatory with log burning stove, utility, office space and private driveway. In addition the property has a generous lounge/diner, large shower room and 2 good sized bedrooms.

Externally the bungalow benefits from a larger garden which is rich in planting including apple and pear trees. There is a summer house, sheds and pond.

The property will appeal to all ages and will make new owners very proud to call this property their home.

Often said, but never more truly meant, viewings are highly recommended.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### ENTRANCE PORCH

1.26 x 0.98 (4'1" x 3'2")

uPVC front door; wood and glass inner door; carpeted

### LOUNGE

4.84 x 4.10 (15'10" x 13'5")

Carpeted, uPVC window to front aspect, slate feature fireplace, 2 x radiators, open plan into

### DINING ROOM

2.59 x 3.20 (8'5" x 10'5")

Carpeted, uPVC window to front aspect, radiator

### HALLWAY

2.88 x 2.03 (9'5" x 6'7")

Loft access, large cupboard housing hot water cylinder, doors leading to

### KITCHEN

2.77 x 3.44 (9'1" x 11'3")

Range of dark coloured eye-level and floor standing units with laminate worksurfaces, Bosch LPG range hob, extractor hood, double integrated electric oven, space for integrated microwave, space for dishwasher, integrated 'fridge/freezer, sink and drainer with mixer tap, door into:

### UTILITY ROOM

2.70 x 3.00 (8'10" x 9'10")

Range of eye-level and floorstanding units with laminate worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, ceiling skylight window, doors to garage and external.

### BEDROOM 1

3.74 x 3.08 (12'3" x 10'1")

Laminate flooring, range of fitted wardrobes and cupboards, radiator, double doors into conservatory.

### BEDROOM 2

3.60 x 3.90 (11'9" x 12'9")

Laminate flooring, storage cupboard, uPVC window into conservatory, radiator.

### SHOWER ROOM

2.17 x 2.75 (7'1" x 9'0")

Tiled flooring, black wall tiles, low-level modern W/C, pedestal sink, wall mounted vanity unit, heated towel rail, accessible large walk-in shower unit.

### CONSERVATORY

2.86 x 5.36 (9'4" x 17'7")

Sone flagged flooring, feature stone wall with log-burning stove, radiator, doors accessing garden.

### GARAGE/WORKSHOP

AREA 1: 3.13 X 2.50 "up and over" garage door, storage and shelving

AREA 2: 2.39 x 1.69 storage and shelving

### EXTERNAL

To the front of the property is a private driveway with parking for one vehicle.

Mature garden laid mainly to lawn with mature planting. Ramp leading to front door.

There is a gated pathway to the side of the property leading to rear garden. This space is private and enclosed with established fruit trees, plants and shrubs.

Small summer house, shed and pond.

### MATERIAL INFORMATION

Freehold property of standard construction.

Primary residence of use under Article 4

Gwynedd Council tax band D

### SERVICES

Mains water, drainage and electricity

### LOCATION

The property is located in Lower Harlech, whilst the town of Harlech 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 Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.







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.

Floor plan Awaited

EPC Awaited

