



**Tom Parry**

Ty Mari Heol Y Bryn, Harlech, LL46 2TU

**£499,999**



# Ty Mari Heol Y Bryn, Harlech, LL46 2TU

Ty Mari provides the opportunity to purchase a luxury home, individually designed and finished to the highest standard. In addition, it sits in an elevated, unrivalled position with breath taking views over the Cardigan Bay coastline and beyond. The property has undergone an extensive, high specification refurbishment and provides flexible living accommodation. Rarely does a property of such high calibre come onto the market - with incredible views to match - and as such it will not stay on the market for long. To upgrade your life style today, I would book a viewing asap!

The property is located in a much sought after area, one mile from the popular resort town of Harlech, a world heritage site, offering a range of facilities including shops, restaurants, schools, swimming pool and petrol station. It also boasts a cliff top castle and the Royal St David's Golf Club. 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

## ENTRANCE HALLWAY

Stunning bespoke "Neville & Johnson" staircase with glass balustrade leading to both the lower and upper floors, newly fitted carpet, radiator, window to side, skylight window, stairs down to

## LOWER GROUND FLOOR

Amtico flooring, underfloor heating, under stairs storage, doors leading to

## CLOAKROOM/ UTILITY

3.30 x 3.03 (10'9" x 9'11")

Plumbing for washing machine, low level W.C., wash hand basin, built in full height storage cupboards, laminate worktop, obscured window to side, radiator

## LOUNGE

4.15 x 6.80 (13'7" x 22'3")

Feature wood burning stove with slate hearth and stone surround, sliding patio doors to outside dining area with stunning views over Cardigan Bay, Amtico flooring, two windows to side, two radiators

## KITCHEN/DINING ROOM

4.54 x 8.05 (14'10" x 26'4")

Open plan Kitchen/ Diner - The kitchen has been fitted to the highest standard to include custom made Italian Silestone worktops, all Neff appliances including two pyrolytic fan ovens, two plate warming drawers, integrated microwave, extractor fan, induction hob, larder fridge, wall and base units, Amtico flooring, single sink and draining area, ceiling spotlighting, large breakfast bar opening into dining area with double sliding doors to outside with the most beautiful views, open into

## UTILITY KITCHEN

Single sink inset into Silestone worktop with same stunning views, integrated American fridge/ freezer, storage cupboards, Amtico flooring, underfloor heating, door leading to outside.

## GROUND FLOOR

### LANDING

Under stairs storage, stairs to first floor, doors leading to

### BEDROOM 1

3.49 x 2.71 (11'5" x 8'10")

Window to front, fitted carpet, radiator

### BEDROOM 2

2.59 x 3.73 (8'5" x 12'2")

Window to side, fitted carpet, radiator

### BEDROOM 3

5.07 x 3.44 (16'7" x 11'3")

Window to rear with spectacular sea and mountain views, built in custom made wardrobes and above bed storage, underfloor heating, glass sliding door leading to

### EN-SUITE

Large walk in Aqualisa shower, wash hand basin on granite top with vanity unit below, low level w.c., wall mirror with light above, integrated shelving, towel ladder rail, under floor heating

### BEDROOM 4

3.91 x 2.76 (12'9" x 9'0")

Window to rear with stunning views, wall to floor storage cupboards, fitted carpet, radiator

### BATHROOM

Fitted with a contemporary suite comprising a separate Aqualisa shower, Aqualisa bath, wash hand basin with Silestone counter top and storage units below, low level w.c. with concealed cistern, underfloor heating, obscured window to side

### FIRST FLOOR

### LANDING

Doors leading to

### BEDROOM 5

3.56 x 4.25 (11'8" x 13'11")

Velux skylight window sea side, ample under eaves storage, radiator

### BEDROOM 6

4.46 x 3.56 (14'7" x 11'8")

Velux window road side, currently being used as a work space, radiator

### EXTERNAL

To the front of the property is a private driveway for 2 vehicles leading to a single garage.

A colourful, mature terrace garden, with steps downwards leads to the main entrance door and a pathway to the rear of the property.

The outside space, although limited, has been designed to be low maintenance with decking providing two generous seating areas to enjoy alfresco dining with stunning views.

There is a further, mature and well established covered area to the side leading to shed.

### 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.

EPC Awaited



Floor plan Awaited