



Tom Parry

2 Castle View High Street, Harlech, LL46 2YE

£210,000

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Boasting stunning views of Harlech castle and the sweeping panorama of Morfa Harlech and the Llyn Peninsula, with a backdrop of the Cambrian mountains, 2 Castle View is really a dream home for a permanent relocation, or alternatively a holiday-let property with income potential. An ideal base for many activities, including golf, walking and cycling or simply enjoying some of the best beaches in Wales. The cottage is packed full of original charm and character, and benefits from a large rear garden with summer house, alongside a perfectly positioned patio in which to sit and enjoy the breath taking views.

The property is located in the town centre of Harlech, a world heritage site, which offers 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.

The accommodation comprises (all measurements are approximate):

Entrance door into

GROUND FLOOR

LIVING/DINING ROOM

6.00 x 3.58 (19'8" x 11'8")

Wooden floor, feature multi fuel stove with exposed stone surround and slate hearth, dual aspect windows, radiator, under stairs storage cupboard, original alcove storage cupboards, radiator, door and stairs leading to first floor, door leading to

KITCHEN

4.63 x 2.03 (15'2" x 6'7")

Fitted with a range of base unit and open plan shelving, wooden worktops, "Belfast" sink, integrated dishwasher, tiled splash back, ceiling spotlighting, space for fridge/freezer, dual aspect windows to side, door leading to outside

FIRST FLOOR

LANDING

Loft access, storage cupboard, doors leading to

BEDROOM 1

3.27 x 3.61 (10'8" x 11'10")

Stripped wooden floorboards, window to front with stunning sea and castle views, radiator

BEDROOM 2

1.78 x 5.65 (5'10" x 18'6")

Fitted carpet, cupboard housing boiler, radiator, two windows to side, two radiators, door leading to

UTILITY ROOM

Formerly a separate w.c with wash hand basin, but being used by current vendors as a utility space with plumbing for washing machine and tumble dryer

BATHROOM

Fitted with contemporary suite comprising panelled bath with shower above and glazed screen, wash hand basin, low level w.c., partially tiled walls, radiator, obscured window to rear

EXTERNAL

Stone steps lead to the front terrace of the cottage which has stunning sea and castle views.

To the side is a paved area with shed and steps leading to rear patio with same stunning views of Harlech castle and beyond.

Further steps lead to a large, enclosed rear garden with summerhouse.

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