



Tom Parry

Annedle Beach Road, Harlech, LL46 2UG

£495,000

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Anneddle is a property of exceptionally high standard and superb interior design. It has recently been fully remodelled and modernised throughout, with high end fixtures and fittings. All rooms are modern, spacious and light with oak laminate flooring. The property benefits from double glazing throughout and hi-tech smart phone remote-controlled energy efficient heating system.

Exceptional location - the property is a 5 minute walk from the blue flag Harlech beach, the house commands spectacular views of Royal St David's golf course to the front and to the sides the World Heritage Harlech Castle and the sweeping panorama of the sand dunes of Morfa Harlech. Anneddle is a wonderful tranquil coastal home.

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.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR

Oak style laminate flooring throughout

ENTRANCE PORCH

Double glazed windows, door into

ENTRANCE HALLWAY

Oak style laminate flooring, two radiators, carpeted stairs with glass balustrade to first floor, under stairs storage, doors leading to

BATHROOM

2.98 x 1.81 (9'9" x 5'11")

Fitted with contemporary suite comprising free standing roll top bath with hand held shower attachment, wash hand basin, low level w.c., large shower cubicle, chrome heated towel rail, partially tiled walls, ceiling spot lighting, obscured window to rear

KITCHEN

2.56 x 3.62 (8'4" x 11'10")

Fitted with a range of wall and base units including "Leisure Cookmaster" 7 ring gas hob with double oven below and extractor hood above, 1 1/2 sink, granite worktops, integrated "Indesit" dishwasher, wine cooler, tiled splash back, space for fridge/freezer, upright radiator, window overlooking rear garden, door into

DINING ROOM

3.09 x 2.99 (10'1" x 9'9")

Window with Sanderson folding plantation shutters overlooking rear garden, radiator, door into hallway

LOUNGE

4.54 x 3.03 (14'10" x 9'11")

Feature inset "Stovax" log burning stove on slate hearth with slate lintel above, window with Sanderson folding plantation shutters to front, radiator

FRONT PORCH

Tiled floor, double glazed sliding doors to garden

BEDROOM 1

3.03 x 4.13 (9'11" x 13'6")

Window to rear, radiator, built in storage wardrobe

BEDROOM 2

3.06 x 4.25 (10'0" x 13'11")

Window with Sanderson folding plantation shutters to front, radiator

FIRST FLOOR

All rooms benefit from double height ceilings

LANDING

Under eaves storage, velux window, radiator, large storage cupboard, doors leading to

BEDROOM 3

4.26 x 4.57 (13'11" x 14'11")

Window to side, with panoramic views of golf course and dunes, Velux window, radiator, under eaves storage, door leading to

EN-SUITE

Low level w.c., wash hand basin, heated towel rail, wall mounted illuminated mirror integrated shaving point, "Viesmann" condensing boiler with Salus smart phone control (remote)

BEDROOM 4

3.39 x 4.82 (11'1" x 15'9")

Large built in wardrobe, separate storage cupboard, large walk in linen cupboard, radiator, Velux window, door leading to

EN-SUITE

Fitted with large shower cubicle, wash hand basin with vanity unit below, low level w.c., wall mounted illuminated mirror integrated shaving point, window with Sanderson folding plantation shutters to side, chrome heated towel rail

EXTERNAL

To the front of the property is a private driveway with parking for 2 vehicles leading to separate garage (2.78m x 4.84m) with power and light

To the rear of the garage is a private office/ utility room (2.70m x 1.91m) with space and plumbing for washing machine and window to rear. outside belfast sink and tap, outside double electrical point.

The property sits central to the plot in a colourful, enclosed and well established garden, laid mainly to lawn with mature planting.

SERVICES

Mains water, drainage and electricity.







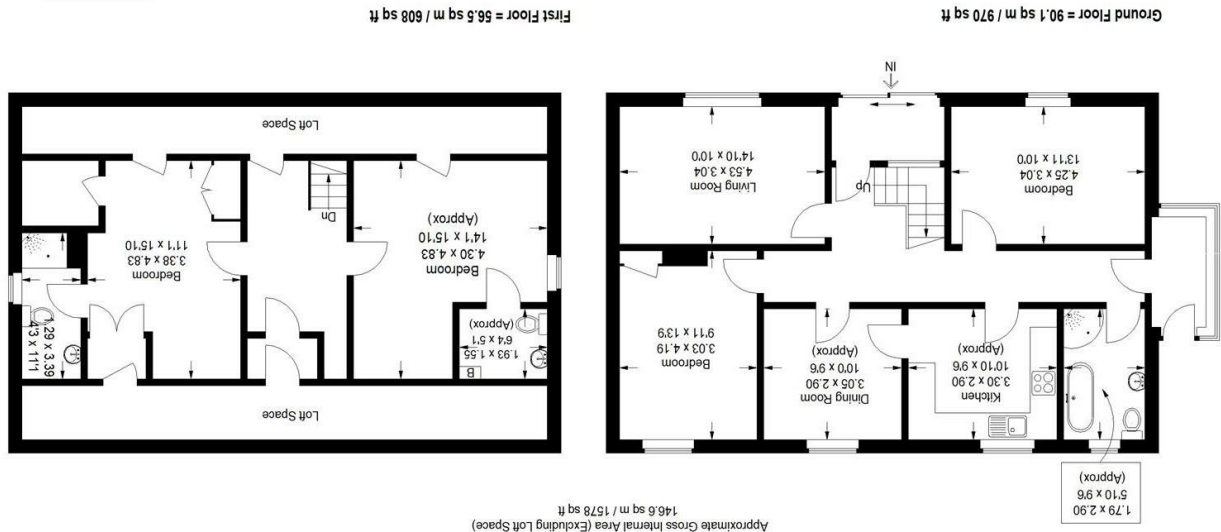
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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| Valid until 11 May 2031 | Certificate number 3600-4295-0922-7095-3593 |
| ANNEDDLE BEACH ROAD HARLECH LL46 2UG | Energy rating E |



Illustration for identification purposes only, measurements are approximate, not to scale.



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