



Tom Parry

, Llwyn, Harlech, LL46 2PR

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£345,000

Built 100 years ago, Llwyn is a distinctive house, standing in substantial, elevated grounds with exceptional views over the surrounding area. This generous property offers 5 bedroom accommodation with 3 reception rooms, outbuildings and off road parking. It stands in approximately 1 acre of land.

Harlech is a popular resort town offering a range of facilities including shops, post office, schools, library, swimming pool and the historic castle as well as a bank and petrol station. Down the hill and towards the beach is the famous Royal St David Golf Club. Harlech is part of the Snowdonia National Park, an Area of Outstanding Natural Beauty which offers a wide range of leisure amenities and is renowned for outdoor pursuits. Porthmadog in the north and Barmouth in the south are only a short drive away, and Harlech is on the Cambrian coastline rail route.

A detached residence situated in a picturesque location, enjoying uninterrupted views across Tremadog Bay towards the Llyn Peninsula with the mountains of Snowdonia to the north.

The accommodation briefly comprises:

Ground Floor: Porch, Hall, Lounge, Sitting Room, Kitchen, Utility Room, Cloakroom, Shower Room
Lounge, Utility Room, Bedroom, Shower Room
First Floor: 4 Bedrooms, Box Room, Bathroom

Opportunity to also purchase an adjoining plot of land with planning permission for the three bedroom detached property. Please ask for further details.







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

and services referred to in the

NOTE: The Agents have working ability

