



Tom Parry

Golygfa , Harlech, LL46 2SD

£335,000

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Prepare to be impressed! Golygfa is a stylish 3 bedroom dormer bungalow, with design and location setting it apart from the rest. Externally the property requires completing cosmetically but internally the property has been totally transformed, successfully combining contemporary styling with a country feel and is presented to an exacting standard. It benefits from a complete program of remedial works with very little left for the new owner to complete. This really is a stand out property and must be viewed by anyone looking for their next home in the perfect location!

Llandanwg is popular for its pretty beach, scenic walks, nearby Pensarn Harbour, beachside café and church. It has a railway station served by the Cambrian Coastline railway which offers links to local towns, the midlands and beyond. It's close to the castle town of Harlech, a popular resort offering a range of facilities including shops, schools, swimming baths, petrol station and the Royal St David's Golf Club.

The Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

CONSERVATORY

With full planning permission to renew (can be viewed on request), tiled floor, new entrance door into

HALLWAY/DINING KITCHEN

8.28 x 6.17 (27'1" x 20'2")

Open plan space with laminate flooring, radiator, extra large utility/pantry cupboard, large cloaks cupboard, doors into all rooms, leading though to KITCHEN area fitted with wall and base units, integrated oven, gas hob with extractor hood above,, 1 1/2 sink and drainer unit, tiled splashback, large picture window to front with beautiful countryside views, double patio doors opening into rear garden, space and plumbing for dishwasher, space for fridge/freezer, ceiling spot lighting, stairs leading to first floor

LOUNGE

4.63 x 5.21 (15'2" x 17'1")

Large picture window to front with beautiful estuary and hillside views, inset multi fuel burning stove on tiled hearth, radiator, doors leading to conservatory

BEDROOM 1

3.59 x 3.07 (11'9" x 10'0")

Window overlooking rear garden, radiator, door leading to

EN-SUITE

Large walk in shower cubicle with tiled walls, wash hand basin with vanity unit below, low level W.C., chrome heated towel rail, partially tiled walls, vinyl flooring, obscured window to rear

BEDROOM 2

3.68 x 3.64 (12'0" x 11'11")

Window overlooking rear garden, radiator, built in mirrored wardrobes, intervening space and door leading to

SHOWER ROOM

Luxury large walk in shower cubicle, wash hand basin with vanity unit below, low level W.C., radiator, partially tiled walls, laminate flooring, obscured window to side

FIRST FLOOR

BEDROOM 3

4.33 x 3.42 (14'2" x 11'2")

Two large velux windows to front with beautiful sea, estuary and hillside views, radiator, door leading to

EN-SUITE

Large walk in shower cubicle, wash hand basin, low level W.C., laminate flooring, radiator, door leading to

ATTIC

4.18 x 11.2 (13'8" x 36'8")

Easily accessible large storage area with window to front.

Could be utilized as extra living space if required.

EXTERNAL

To the front of the property is a private driveway with room for parking for 3 vehicles.

Garden to front laid mainly to lawn with mature planting. Excellent harbour and hill side views.

A path leads to the rear of the property to private enclosed garden laid mainly to lawn with established planting.

Gateway access to road.

Shed, Oil Tank and new external boiler.

SERVICES

Mains water and electricity.

Council tax band D





Energy Rating

Address: Golygfa, Llandanwg, HARLECH, LL46 2SD
RNR: 8403-6144-3822-2027-1203

Energy Rating	Current	Potential
A (92 plus)		
B (81 - 91)		
C (69 - 80)		
D (55 - 68)		
E (39 - 54)		
F (27 - 38)		
G (1 - 20)		

Most energy efficient - lower running costs

Least energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

64

80

POTENTIAL

CURRENT

[illegible]