



Tom Parry

Tyn Y Berllan , Harlech, LL46 2SA

£375,000

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Tyn Y Berllan is an individually designed, detached residence with impressive gardens and well proportioned living spaces. It successfully combines traditional charm with modern living needs and exudes quality. It benefits from Calor gas fired central heating, double glazing, double garage, ample off street parking and a delightful generous garden. It is being sold with "No Chain" and often said, but honestly advised, early viewing is recommended!

THERE IS A VIRTUAL TOUR AVAILABLE FOR THIS PROPERTY, PLEASE SEE LINK WITHIN THE PAGE

The property is located two miles from the popular resort town of Harlech, a world heritage site, offering a range of facilities including shops, restaurants, Post Office, 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

GROUND FLOOR

ENTRANCE HALLWAY

Amtico flooring, radiator, stairs leading to first floor, under stairs storage cupboard, doors leading to

LOUNGE

5.46 x 3.99 (17'10" x 13'1")

Feature fireplace with log burning stove set on raised slate hearth, triple aspect windows, "French" door opening onto patio, 2 radiators, fitted carpet

DINING ROOM

3.24 x 3.54 (10'7" x 11'7")

Amtico flooring, radiator, "French" doors onto paved patio, opening into

KITCHEN

4.43 x 3.53 (14'6" x 11'6")

Fitted with a range of wall and base units including single drainer 1 1/2 bowl corner sink unit, integrated dishwasher, marble work surfaces, triple aspect windows, gas fired "Aga" cooking range, pantry cupboard, amtico flooring, door into

UTILITY ROOM

1.55 x 2.86 (5'1" x 9'4")

Fitted with "Belfast" sink, wall and base units, laminate worktops, tiled splash back, plumbing for washing machine, wall mounted "Worcester" boiler, cloaks recess, amtico flooring, door leading to outside, door leading to

SEPERATE W.C.

STUDY/BEDROOM 4

2.67 x 2.88 (8'9" x 9'5")

Built in storage, radiator, fitted carpet, door to outside

FIRST FLOOR

LANDING

Skylight window, double storage cupboards, doors leading to

BEDROOM 1

3.56 x 3.92 (11'8" x 12'10")

Fitted with a comprehensive range of bedroom furniture, eaves storage cupboards, double aspect windows with sea views from front, radiator, fitted carpet, door leading to

EN-SUITE

Large shower enclosure, combination wash hand basin with vanity unit and concealed cistern w.c., tiled walls, skylight window, light fitting with shaving socket, radiator, laminate flooring

BEDROOM 2

3.85 x 3.53 (12'7" x 11'6")

Window to front with sea views, radiator, fitted carpet

BEDROOM 3

3.62 x 3.58 (11'10" x 11'8")

Window to front with sea views, radiator, fitted carpet

BATHROOM

Fitted with white contemporary suite comprising panelled bath with shower above, glazed screen, combination wash hand basin with vanity unit and concealed cistern w.c., tiled walls, skylight window, radiator, amtico flooring

EXTERNAL

Brick paved driveway leads to double garage with electrically operated up and over garage door - power and light connected.

To the front of the property is a good size garden, enclosed by stone walls, which is well established with mature trees, shrubs, plants and lawn.

The raised paved patio is the perfect spot for al-fresco dining.

Timber store shed

Lean to greenhouse

SERVICES

Mains water and electricity.

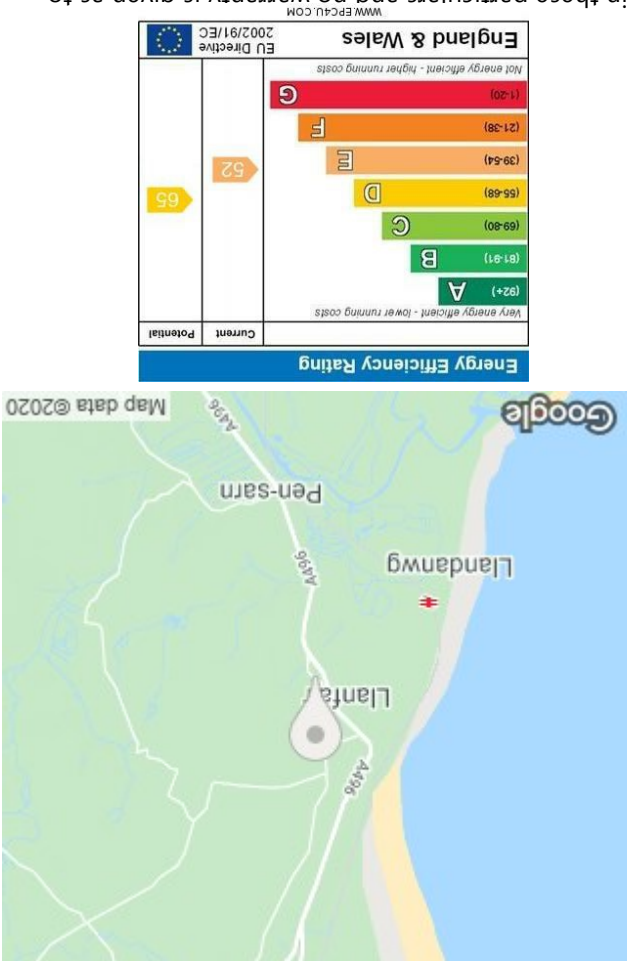






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

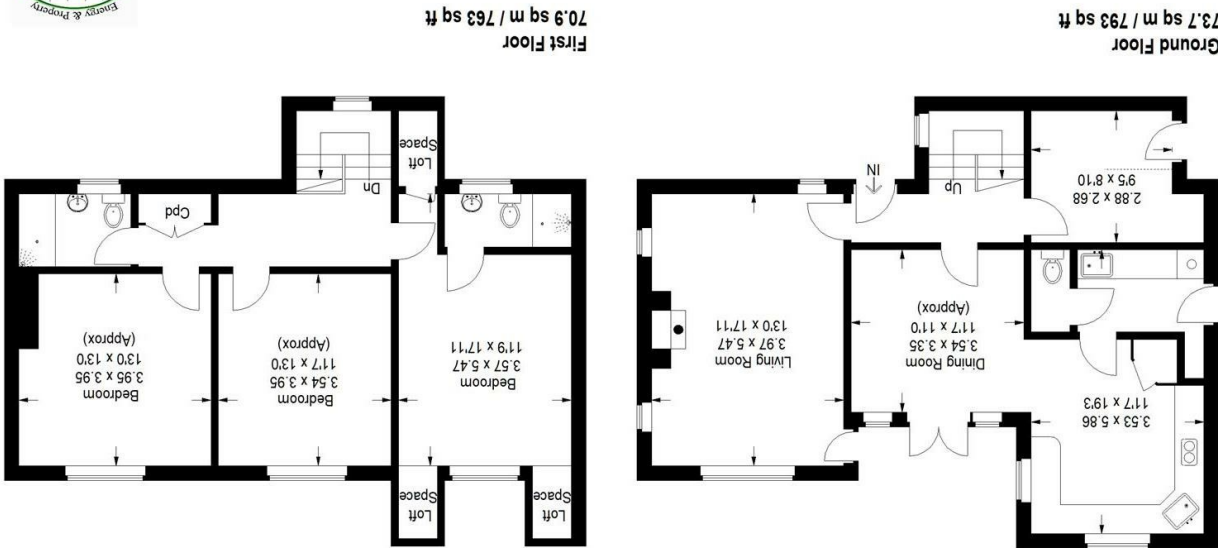
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A	B	C
(92+)	(81-91)	(69-80)
D	E	F
(55-68)	(39-54)	(21-38)
G		(1-20)
Potential		
Current		
65	52	



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



Approximate Gross Internal Area (including Loft Space) = 144.6 sq m / 1556 sq ft

Tyn Y Berllan, Llanfair, LL462SA