



Tom Parry

1 Ffordd Gwylan Bach, Harlech, LL46 2GZ

£250,000

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1 Ffordd Gwylan Bach is a fabulous opportunity to purchase a detached 3 bedroom bungalow presented to the highest standard, located in a quiet cul de sac in lower Harlech. It benefits from oil fired central heating, uPVC double glazing, beautifully maintained gardens and a garage. Both internally and externally this property offers more space than imagined, and either as a permanent home or a holiday base this attractive bungalow would be an ideal choice. Why not view and see for yourself!

The property is located in 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

ENTRANCE HALLWAY

Spacious "L" shaped entrance hall with large storage cupboard, fitted carpet, radiator, doors leading to

LOUNGE

5.75 x 3.71 (18'10" x 12'2")

Feature multi fuel "Morso" stove on polished slate hearth, window to front, fitted carpet, radiator, double doors opening into

DINING ROOM

3.12 x 3.02 (10'2" x 9'10")

Window to rear overlooking garden, fitted carpet, radiator, archway into

KITCHEN

4.85 x 3.30 (15'10" x 10'9")

Fitted with a range of wall and base units including integrated eye level double oven and grill, integrated hob with extractor hood above, 1 1/2 sink and drainer unit, laminate worktops, tiled splash back, radiator, vinyl flooring, door leading to outside, inner door leading back to hallway

BEDROOM 1

3.54 x 3.21 (11'7" x 10'6")

Window to front, fitted carpet, radiator

BEDROOM 2

3.81 x 2.83 (12'5" x 9'3")

Window to front, fitted carpet, radiator

BEDROOM 3

2.53 x 4.07 (8'3" x 13'4")

Window to rear, fitted carpet, radiator, currently being used as a study

SHOWER ROOM

Large shower cubicle, low level W.C., wash hand basin with vanity unit below, fully tiled walls, tiled floor, heated towel rail, obscured window to rear

EXTERNAL

The property sits in a spacious corner plot at the entrance to a quiet cul de sac.

There is a mature, colourful garden to the front, laid mainly to lawn with private driveway leading to Garage and utility room with plumbing for washing machine.

A pathway leads to the private enclosed rear garden which is maintained to the highest standard, with established planting for year round colour. There are distant views towards Harlech Castle. Greenhouse, vegetable plot, oil tank.

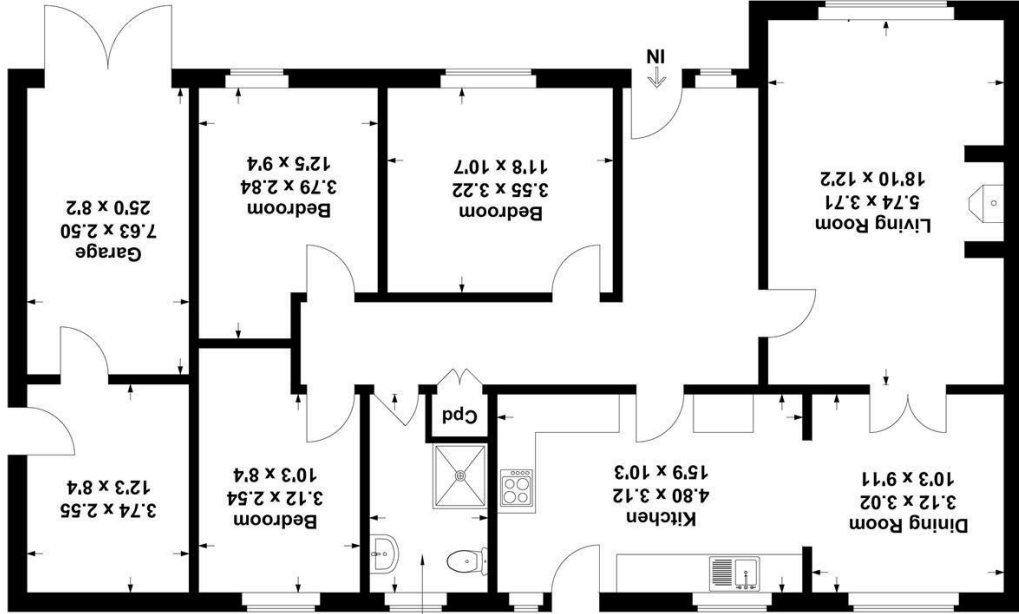
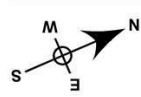
SERVICES

Mains water, drainage and electricity.





1 Ffordd Gwylan Bach Harlech, Gwynedd, LL46 2GZ



Approximate Gross Internal Area
126.0 sq m / 1356 sq ft

Illustration for identification purposes only,
measurements are approximate, note to scale.



126.0 sq m / 1356 sq ft



Energy Efficiency Rating	
Current	Potential
76	76
58	

Very energy efficient - lower running costs
A (92+)
B (81-91)
C (69-80)
D (56-68)
E (39-54)
F (21-38)
G (1-20)
Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales

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.

