



Tom Parry

Bryn Awelon , Harlech, LL46 2YT

£515,000

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Bryn Awelon offers the chance to acquire a superb property with arguably some of the finest views in Harlech.

The property has been comprehensively redesigned and refitted to the highest standard, successfully combining Edwardian character with contemporary styling. The property offers highly flexible and versatile accommodation and is presented in excellent order throughout.

Boasting views of Harlech castle and the sweeping panorama of Morfa Harlech and the Llyn Peninsula, with a backdrop of the Cambrian mountains, Bryn Awelon is really a dream home for a permanent relocation, or alternatively a holiday-let property with income potential. An ideal base for many activities, including golf, walking and cycling or simply enjoying some of the best beaches in Wales.

The property is located in the town centre of 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

FIRST FLOOR

ENTRANCE HALLWAY

Spacious area with built in storage, fitted carpet, double doors opening onto front balcony with spectacular sea, mountain and castle views, 2 radiators, doors leading to

BEDROOM 1

4.26 x 4.63 (13'11" x 15'2")

Fitted carpet, ample built in storage cupboards, two skylight windows, radiator

BEDROOM 2

5.01 x 4.61 (16'5" x 15'1")

Fitted carpet, ample built in storage cupboards, radiator, two skylight windows

SHOWER ROOM

Contemporary suite comprising shower cubicle, wash hand basin, low level w.c., chrome heated towel rail, tiled walls and floor, skylight window

LOWER GROUND FLOOR

HALLWAY

Slate tiled floor, radiator x 2, large under stairs storage area, door to outside, inner doors into

SNUG

4.10 x 3.48 (13'5" x 11'5")

Wooden flooring, feature stone fireplace, sash windows to front with stunning views, radiator

LOUNGE

4.14 x 4.89 (13'6" x 16'0")

Wooden floor, feature log burning stove with tiled hearth and painted wooden surround, dual aspect windows to front and side, two radiators

KITCHEN

5.46 x 3.43 (17'10" x 11'3")

Stylish and contemporary, fitted with a range of wall and base units including gas cooking range, integrated dishwasher, integrated wine cooler,

"Belfast" sink, wooden worktops, breakfast bar, ceiling spot and down lighting, double doors into garden, radiator, door into

UTILITY ROOM

2.18 x 2.64 (7'1" x 8'7")

Space and plumbing for washing machine, tiled floor, two stable doors leading to outside, wall cupboard, door into

SEPARATE W.C

with corner wash hand basin

DINING ROOM

4.24 x 3.97 (13'10" x 13'0")

Wooden floor, dual aspect windows with stunning views, feature cast iron fireplace, radiator

BEDROOM 3

3.62 x 4.06 (11'10" x 13'3")

Stripped wooden floorboards, window to side, radiator

BEDROOM 4

3.21 x 2.49 (10'6" x 8'2")

Stripped wooden floorboards, window to rear, radiator

FAMILY BATHROOM

Free standing roll top bath, wash hand basin, low level w.c., separate shower cubicle, slate flooring, 2 partially obscured windows to side, part tiled walls, chrome heated towel rail, extractor fan

EXTERNAL

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

Steps lead down to the entrance canopy with wooden decking area.

The mature, well established garden lies to the front of Bryn Awelon with unbeatable views of Harlech Castle, Snowdonia Mountain Range and the Llyn Peninsula. The sloping garden is laid mainly to lawn, with several seating areas in which to admire the views.

SERVICES

Mains water, drainage and electricity.







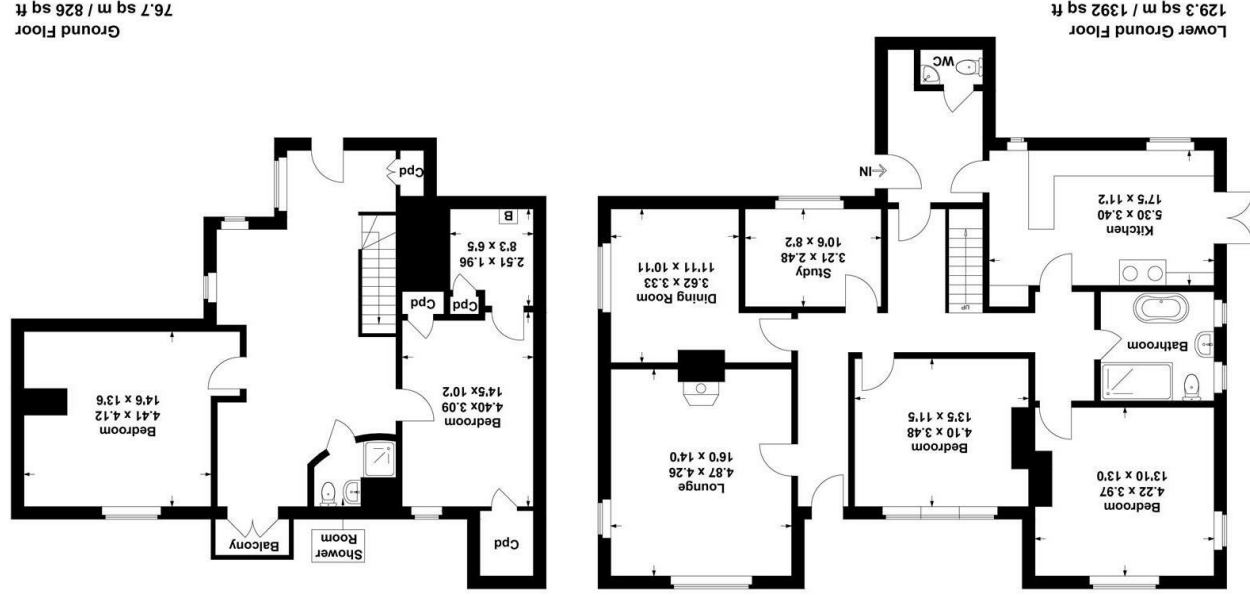
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

| England & Wales | |
|---|-----------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (92+) |
| | B (81-91) |
| | C (69-80) |
| | D (55-68) |
| | E (39-54) |
| | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Current | 28 |
| Potential | 50 |



Ground Floor
76.7 sq m / 826 sq ft

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



Bryn Awelon, High Street, Harlech, Gwynedd, LL46 2YT
Approximate Gross Internal Area
206.0 sq m / 2217 sq ft