



Tom Parry

1 Penrhiw , Barmouth, LL42 1AZ

£259,950

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This semi-detached period beamed cottage has been renovated throughout, beautifully maintained and well presented with the greatest attention to detail. Original features have been tastefully adapted for modern living. First impressions sets the bar high, and on entering the cottage you will not be disappointed - the quality and finish of this home is unrivalled. Boasting stunning sea views the cottage really is a dream home for a permanent relocation, or alternatively a successful holiday-let business. (figures can be provided to genuine interested parties). In addition it has the rare advantage of off road private parking and a pretty, low maintenance rear garden. With a panoramic vista of Cardigan Bay and the Snowdonia Mountain Range, 1 Penrhwiw is the perfect place in which to unwind and watch the spectacular sunsets. If you need anything more, it is merely a 2 minute walk to the beach, and a 5 minute drive to the coastal town of Barmouth.

Step inside this property to view and you will feel immediately at home!

The accommodation comprises of (all measurements are approximate):

Entrance door into:

GROUND FLOOR

External uPVC door leading to:

LOUNGE

3.69 x 3.83 (12'1" x 12'6")

Kardean floor; uPVC window with sea views; beautiful inglenook fireplace with log burning stove; original feature stone walls, ample electrical power points; stairs to first floor, open plan layout leading into

KITCHEN

2.29 x 2.56 (7'6" x 8'4")

Well-appointed, fully fitted kitchen with integrated appliances including washing machine, dishwasher, fridge, electric oven glass hob, extractor fan. Range of base and eye-level units; quality marble worktops; blue glass splashbacks; single round stainless steel sink with instant boiling water tap; electrical power sockets; area for dining table. Feature white stone wall on opposite side to appliances with storage cupboards. Kardean flooring. Steps up to double uPVC patio doors and external.

FIRST FLOOR

BEDROOM 1

2.8 x 3.78 (9'2" x 12'4")

Carpeted; five electrical power points; feature black fireplace; feature exposed stone walls; recess for wardrobe; radiator, uPVC window with sea views.

BATHROOM

2.31 x 2.66 (7'6" x 8'8")

Linoleum flooring; freestanding "claw foot" bath; separate walk in shower cubicle with electric shower; wooden panelling to walls; period style white WC and sink with chrome period mixer tap; heated towel rail/radiator.

SECOND FLOOR

BEDROOM 2

5.77 x 3.01 (18'11" x 9'10")

Carpeted; feature exposed beams; electric wall

heater; electrical power points; feature exposed stone walls and decorative stone archway ; radiator, two uPVC Velux windows; storage cupboard

EXTERNAL

Private parking area to front

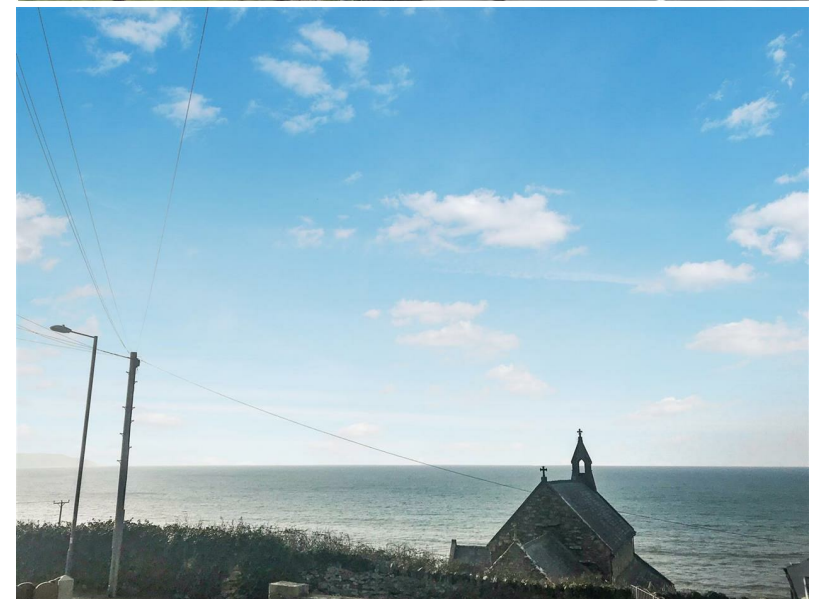
Log store at the rear with steps to private patio and court yard area with sea views.

SERVICES

Mains water and electricity

LOCATION

The property is located in LLanaber, a 10 minute walk down to the beautiful beach and 1 mile from the popular resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea. Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breath taking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax. For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.







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.

1 Penrhwi, Llanaber, LL42 1AZ

Approximate Gross Internal Area = 59.5 sq m / 640 sq ft

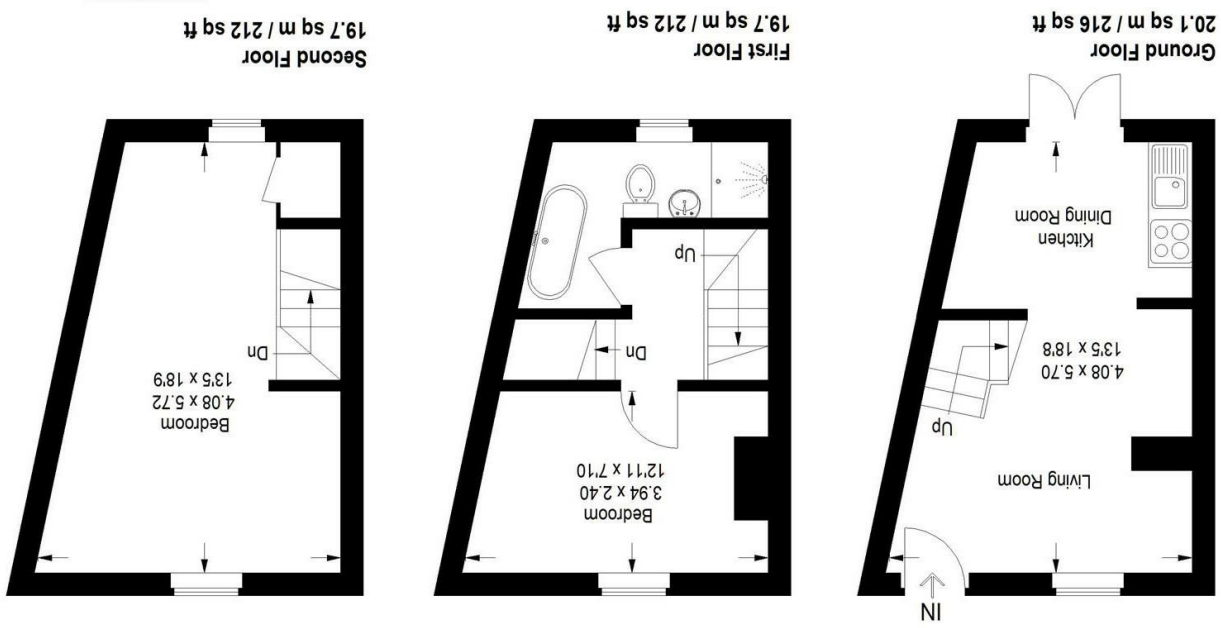


Illustration for identification purposes only, measurements are approximate, not to scale.



<p>Energy rating</p>	<p>1 Penrhwi Llanaber BARMOUTH LL42 1AZ</p>
	<p>Valid until 2 March 2033</p> <p>Certificate number 0380-2958-1220-2527-0441</p>

