



Tom Parry

Cader Betti Panorama Road, Barmouth, LL42 1DQ

Offers in the region of £525,000

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Dating back to late 1800's/early1900's Cader Betti has been in the current family for several decades and is a much cherished family home, now in need of new loving owners. Allegedly built for Lady Elizabeth who was a Lady in Waiting for Queen Victoria, the property is a perfect sanctuary for relaxation - a hidden oasis tucked away. Unrivalled in its location, with views over the Mawddach estuary, Cader Idris Mountain Range and Barmouth Beach, the spacious property offers flexible living accommodation along with income potential. New owners may decide to create a large idyllic family home - or else take advantage of the self contained "annex" with income potential. Either way, Cader Betti is a unique property - and viewing is highly recommended.

The property is located a mere 5 minute walk from the popular coastal 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.

GROUND FLOOR, FRONT ENTRANCE

ENTRANCE HALL

3.70 x 2.39 (12'1" x 7'10")

LOUNGE

5.86 x 3.90 (19'2" x 12'9")

Carpeted, 2 x uPVC windows with front and side aspect views, 2 x radiators, feature stone fireplace with electric fire, TV point

KITCHEN/SITTING ROOM

4.16 x 5.29 (13'7" x 17'4")

Step up from hall to:

kitchen area; Range of eye-level and floor standing units, double stainless steel sink, breakfast bar and serving hatch into lounge, uPVC window to side aspect.
sitting room area; wall mounted fire, carpeted.

Corridor to:

BEDROOM 1

5.08 x 3.85 (16'7" x 12'7")

Carpeted, radiator, uPVC window 1 to rear aspect, uPVC window 2 to front aspect with estuary views, range of white fitted wardrobes.

DINING ROOM

3.85 x 4.29 (12'7" x 14'0")

Carpeted, uPVC window to side aspect, radiator, electric fire.

UTILITY ROOM

1.26 x 4.05 (4'1" x 13'3")

Stainless steel sink, plumbing for washing machine, work surfaces, woden door leading to rear garden, door leading to:

BATHROOM

1.85 x 1.20 (6'0" x 3'11")

Half sized bath with overhead shower, small sink and W/C.

BEDROOM 2

3.16 x 2.82 (10'4" x 9'3")

Carpeted, radiator, uPVC window to side aspect

SHOWER ROOM

1.68 x 1.39 (5'6" x 4'6")

Shower cubicle with Redring shower, white cabinet sink, white W/C. Fully tiled with vanity mirror and vanity light. uPVC window with modesty glass to rear aspect.

GROUND FLOOR, SIDE ENTRANCE

PORCH

1.01 x 1.84 (3'3" x 6'0")

Wooden doors with red tiled floor, wooden entrance door into:

HALL

4.02 x 1.45 (13'2" x 4'9")

Doors leading to bathroom and W/C, staircase.

BATHROOM

1.65 x 2.29 (5'4" x 7'6")

White sink, white bath with overhead Triton shower.

W/C

1.57 x 0.94 (5'1" x 3'1")

White W/C.

Stairs leading to:

FIRST FLOOR

LANDING

2.30 x 0.92 (7'6" x 3'0")

Doors leading to bedrooms 3 & 4, storage area 1.57 x 1.01, door leading to kitchenette

BEDROOM 3

2.71 x 3.64 (8'10" x 11'11")

2 x uPVC windows to front and side aspects, carpeted.

BEDROOM 4

3.60 x 2.46 (11'9" x 8'0")

uPVC window to rear aspect, carpeted

KITCHENETTE AREA

3.02 x 1.94 (9'10" x 6'4")

Pine-clad kitchen area with sink and water boiler.

LOUNGE AREA

3.71 x 3.07 (12'2" x 10'0")

Carpeted with bay window, front aspect, spectacular views

EXTERNAL

Well-stocked gardens to front and rear, garage, shed, greenhouse. Stunning views from upper garden. Parking area to side of property.

SERVICES

Mains water, electricity.

Septic tank drainage

Gwynedd Council Tax band E

Good internet connection







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.

Energy rating	E
Cader Betti Panorama Road BARMOUTH LL42 1DQ	
Certificate number 0790-3028-7206-5447-4200	Valid until 10 July 2033



Cader Betti, Panorama Road, Barmouth, LL421DQ
Approximate Gross Internal Area
172.8 sq m / 1860 sq ft

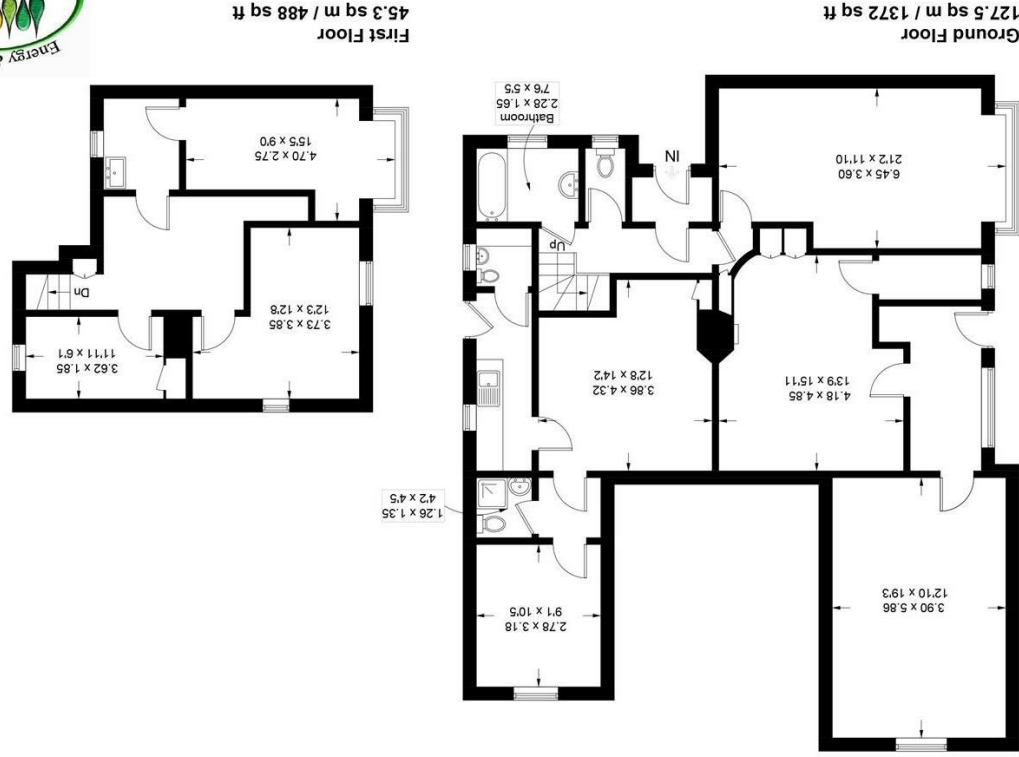


Illustration for identification purposes only, measurements are approximate, not to scale.

