



Tom Parry & C

# Tom Parry

Perth, Barmouth, LL42 1AJ

£635,000



# Perthi , Barmouth, LL42 1AJ

The "would love to have" on most of our wish lists are: Stunning sea views, light and spacious accommodation, mature and private gardens, ample parking facilities, flexible living accommodation.....It is true to say that Perthi has all of these, and more. With amazing panoramic views of Cardigan Bay, versatile living spaces and 4/5 bedrooms this property sets the bar high - whilst delivering all the comforts of family living. Outside the garden is a treasure trove of seating areas and hidden paths, all cleverly arranged to create a true haven with a perfectly placed patio on which to sit and watch the spectacular sunsets.

The property sits in an elevated position and is the perfect combination of living and entertaining spaces, generous garden and grounds, seclusion and convenience - being a mere 10/15 minutes walk from the seaside town of Barmouth.

Step inside this property to view and you will feel " I have to live here".

The accommodation comprises (all measurements are approximate):

Entrance door into

## GROUND FLOOR

### ENTRANCE PORCH

Dual aspect windows, tiled floor, door into

### ENTRANCE HALLWAY

Stairs leading to first floor, fitted carpet, radiator, under stairs storage cupboard, doors leading to

### LOUNGE

4.70m x 3.96m (15'5" x 13')

With feature "Optimist" electric fire, 2 x radiators, window to side, fitted carpet, open into

### SUN ROOM

3.40m x 4.90m. (11'2" x 16'1".)

With stunning sea views across Cardigan Bay, windows on 3 sides fitted with blinds, double doors leading to outside patio

### SITTING ROOM

3.60 x 3.60 (11'9" x 11'9")

Feature Calor gas fire inset to marble hearth, alcove shelving and cupboards to both sides, window to front with stunning sea views, radiator, open into

### DINING CONSERVATORY

4.00 x 2.80 (13'1" x 9'2")

Half wall with full glazing above, stunning sea views, wall mounted electric fire, wooden floor

### KITCHEN

5.87m x 2.64m (19'3" x 8'8")

Fitted with a range of wall and base units including electric oven and grill with extractor hood above, 1 1/2 sink and drainer unit, corian worktops, tiled splashbacks, space and plumbing for dishwasher, tiled floor, large pantry cupboard, breakfast bar, radiator, door leading to outside, door leading to

### UTILITY ROOM

3.86m x 2.11m (12'8" x 6'11")

Space and plumbing for washing machine, work top mounted sink, space for tumble dryer, walk in shower cubicle, tiled floor, chrome heated towel rail, obscured window to side, door leading to

### SEPARATE WC

With obscured window to side

## FIRST FLOOR

### LANDING

Sky light window, radiator, large storage cupboard housing hot water cylinder, doors leading to

### BEDROOM 1

3.00m x 4.70m (9'10" x 15'5")

Window to side with sea views, generous fitted storage wardrobes and cupboards, fitted carpet, radiator, door to

### EN-SUITE

2.59m x 0.91m (8'6" x 3")

Fitted with contemporary shower cubicle, wash hand basin with vanity units below, low level w.c., wall mounted mirrored cabinet, partially tiled walls, obscured window to side, chrome heated towel rail, vinyl flooring

### BEDROOM 2

3.60 x 3.00 (11'9" x 9'10")

Window to front with stunning sea views, radiator, fitted carpet, fitted double wardrobe

### BEDROOM 3

3.60 x 2.80 (11'9" x 9'2")

Dual aspect windows to front and side with beautiful views, radiator, fitted carpet, large storage cupboard

### BEDROOM 4

3.60 x 2.40 (11'9" x 7'10")

Window to front with repeated stunning views, fitted carpet

### BEDROOM 5/OFFICE

2.44m x 2.79m (8' x 9'2")

Window to side, large desk with fitted wall shelving, small integrated single bed, fitted carpet, radiator

### BATHROOM

Contemporary white suite comprising "P" shaped bath with shower and glazed screen above, concealed cistern w.c. wash hand basin with surrounding storage, chrome heated towel rail, fully tiled walls, obscured window to side

### EXTERNAL

At the front entrance to the property is a private driveway with ample parking for several vehicles leading to single garage.

The property sits central to the large plot which is rich in colour and established planting. Pathways lead in and around the garden with several secret areas in which to sit and admire the views.

There is a large terraced patio for alfresco dining - the perfect spot to watch the spectacular sunsets.

In addition there is a summer house and greenhouse.

### SERVICES

Mains water and electricity.

Septic tank drainage.

Oil fired central heating with new boiler installed in 2023.

### 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.

### ADDITIONAL INFORMATION

Freehold property

Standard construction

Gwynedd Council Tax Band E











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.

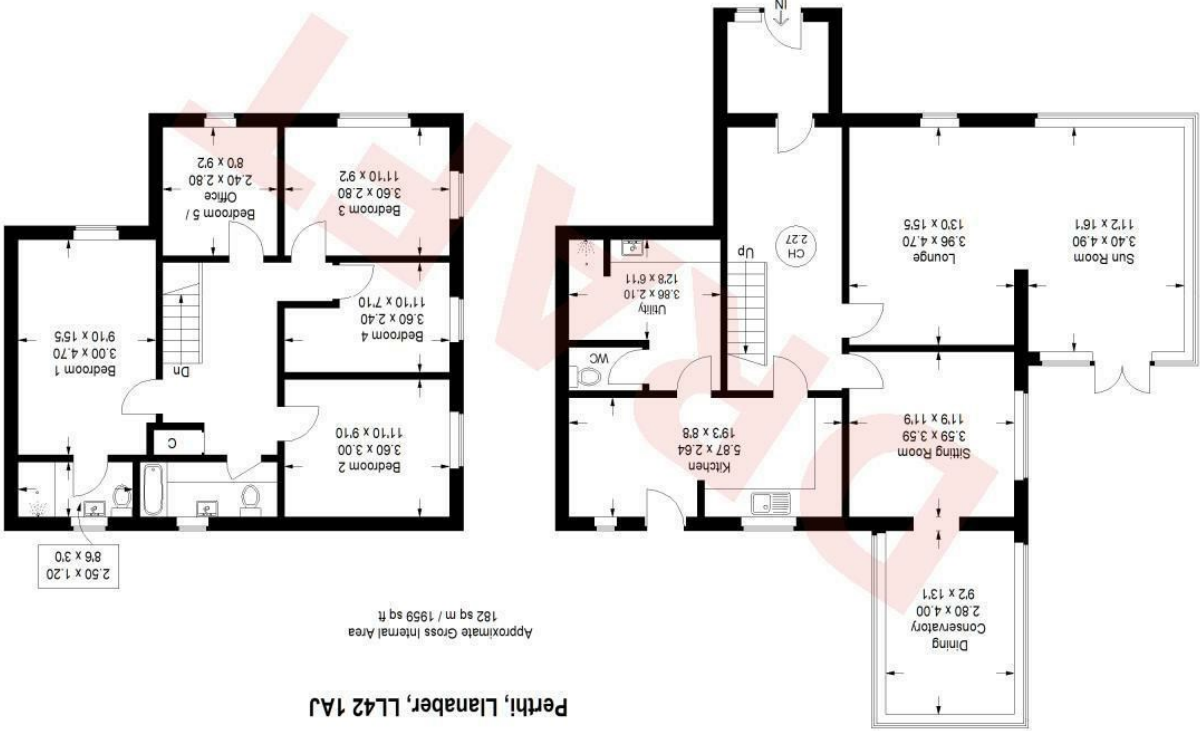
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



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

First Floor = 72.2 sq m / 777 sq ft

Ground Floor = 109.8 sq m / 1182 sq ft



Perth Llanaber LL42 1AJ	Valid until 15 October 2031	Certificate number 9051-2336-0000-2009-8791
Energy rating <b>E</b>		