



Tom Parry

3 Crud y Mor, Barmouth, LL42 1BF
Offers in the region of £345,000

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Located in the heart of the seaside town of Barmouth, this contemporary three-bedroom mid terraced house is a jewel within an intimate collection of 4 high-spec homes, boasting high end kitchen and bathrooms. The exterior exudes timeless style, while the interior is a testament to modern convenience - built for the most discerning of home owners. There is attention to detail throughout, rooms flow together effortlessly and are all light filled and spacious. Cook up a treat in the sleek kitchen/diner, wander into the garden via French doors, entertain in the lounge or relax upstairs in one of the bedrooms - all of these are possible in the convenience of new build life.

The important details of 3 Crud Y Mor are as follows: Lounge/Kitchen/Diner, 3 Bedrooms (one en-suite), family Bathroom, small rear garden/patio and private parking. The property is 4 years old and still under new house build guarantee. It benefits from under floor heating downstairs and radiators up stairs via gas central heating. Fully double glazed throughout. No work required.

It is currently classed as a holiday let and operates very successfully on Airbnb, generating a very healthy income for the vendor. Verified accounts are available for genuine interested parties. The vendor would happy to sell the contents also should they be required so in effect it is ready to go if wanted as a holiday let or residential let.

Is this your next permanent home or your opportunity to continue this successful holiday let business? - the decision is yours.

Croeso/Welcome to 3 Crud Y Mor - the house that ticks every box.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

Entrance Hall
6.09 x 1.1 (19'11" x 3'7")

Underfloor heating.
Cupboard 1: Sliding doors, housing utility items inc washing machine, tumble drier, wired internet hub, gas combi boiler for upstairs heating and hot water. Staircase with contemporary wood and glass banisters to upper floors.
Cupboard 2: Housing fire sprinkler systems, covering all floors.
Door to:

W/C
1.78 x 0.78 (5'10" x 2'6")

Lounge
4.62m x 3.38m (15'1" x 11'1")
Laminate flooring with under-floor heating. TV point. Double uPVC patio doors to rear outside space.

Kitchen
5.98 x 2.55 (19'7" x 8'4")
Laminate flooring with under-floor heating. Range of floor-standing and eye-level cupboards. Electric hob, integrated electric oven, extractor fan. Cream composite sink and drainer with mixer spray-rinse tap. Integrated dishwasher. integrated 60/40 fridge-freezer, uPVC window to front aspect.

FIRST FLOOR

Landing
3.7 x 0.96 (12'1" x 3'1")
Doors leading to

Bedroom 1
3.95 x 4.62 (12'11" x 15'1")
Carpeted, mains gas radiator, uPVC window to rear aspect.

Bedroom 2
4.62 x 2.66 (15'1" x 8'8")
Carpeted, mains gas radiator, uPVC window to front aspect.

Bathroom
2.48 x 2.54 (8'1" x 8'3")
Laminate flooring. Modern white suite comprising bath, W/C, sink with storage cupboard, shower cubicle, heated towel rail.

SECOND FLOOR

Bedroom 3
L-shaped. 4.63m x 2.85m; 3.53m x 3.94m
Carpeted, mains gas radiator, uPVC window to front aspect. 2 x Velux windows to the sloped ceiling. Under-eaves cupboard for storage.

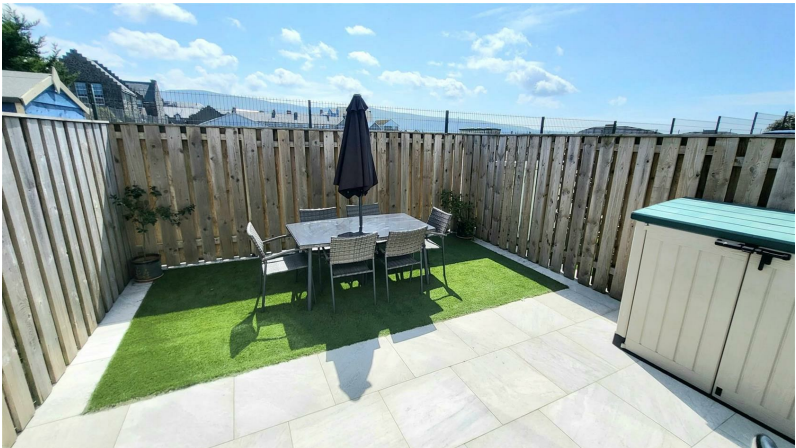
En-suite shower room
1.64 x 3.55 (5'4" x 11'7")
Laminate flooring, "Velux" window to sloped ceiling, White W/C, sink with cabinet, modern walk-in shower with glass shower panel, heatel towel rail. Under-eaves cupboard.

EXTERNAL
Parking space to front of property, steps and accessible ramp.
Garden area to rear of property, flagged area and "astroturf"grass.

SERVICES
Mains gas
Water and waste water
Electricity

MATERIAL INFORMATION
Tenure - Freehold.
Current use - holiday let
Standard construction - purchased as a new build in November 2022
Council tax band - currently unknown as on small business rates

LOCATION
The property is located in the popular coastal resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea.
Barmouth is a thriving seaside town with breathtaking 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.





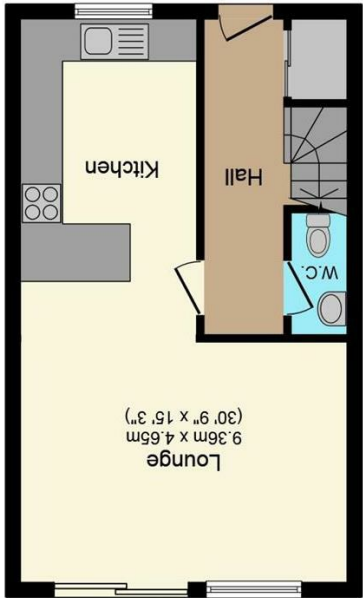


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

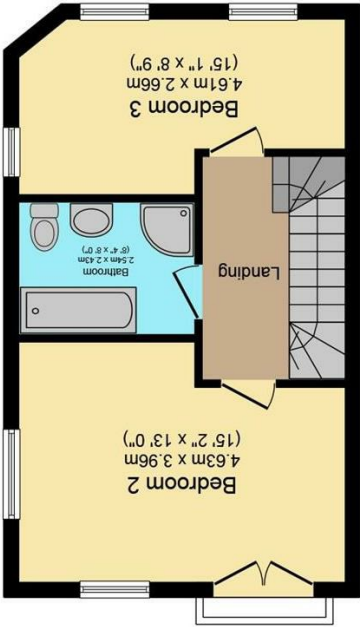
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Total floor area 105.4 sq.m. (1,134 sq.ft.) approx
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

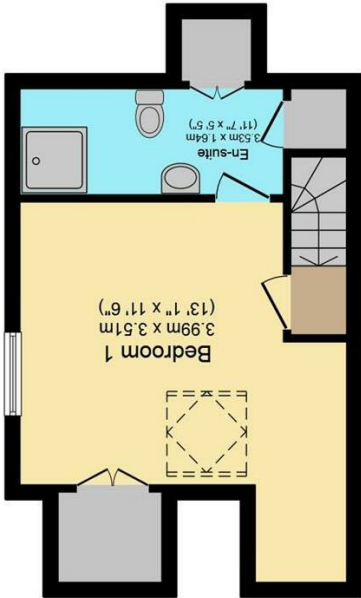
Ground Floor



First Floor



Second Floor



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|-------------------------------------|--------------------------|
| 3 Crud Y Môr Abermaw LL42 1BF | |
| Energy rating | B |
| Valid until | 12 May 2032 |
| Certificate number | 8300-0776-0432-6098-3523 |

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|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 129 square metres |

