



# Tom Parry

3 Ffridd Elin, Barmouth, LL42 1YA

£619,500



### 3 Ffridd Elin, Barmouth, LL42 1YA

Sunset terraces, patio's for dining, unyielding sea views combined with peace and privacy - Welcome to 3 Ffridd Elin. Accessed via a private road, the property is a bespoke, individually designed residence with an exceptional level of specification combined with thoughtful interior design. It sits in an idyllic position with stunning views of Cardigan Bay and a private path to walk to the beach in less than 5 minutes. It is a versatile and light, generously proportioned property over 2 floors with exacting standards of the most discerning home buyer, internally and externally.

In addition, and as an added bonus, the property has recently undergone further renovations and improvements including the installation of a new kitchen and two bathrooms - both fitted to the highest standards of workmanship. There is the addition of electric gates, new bifold windows and doors, external enclosed kitchen, electric garage door and car charging point.

For any new owner there is literally nothing to do - but move in, soak up the views, indulge in the luxury of the home and start living your new life by the sea.

The accommodation comprises (all measurements are approximate):

Entrance door into

#### GROUND FLOOR

##### ENTRANCE PORCH/SNUG

Slate flooring, exposed stone and pebbledash wall, upright radiator, door into

##### ENTRANCE HALLWAY

Large storage cupboard, newly fitted carpet, stairs leading to lower ground floor, doors leading to

##### SEPARATE WC

With wash hand basin. partially tiled walls, radiator, fitted carpet

##### LOUNGE

4.28 x 7.34 (14'0" x 24'0")

Triple aspect windows, log burner with tiled hearth, bi folding doors to front balcony with stunning sea views, newly fitted carpet, radiators x 2, open into

##### DINING ROOM

4.45 x 4.25 (14'7" x 13'11")

Triple aspect windows, bifolding doors to front balcony, radiator, newly fitted carpet, full height picture windows to front with panoramic sea views. galleried landing, door leading to

##### KITCHEN

4.50 x 3.10 (14'9" x 10'2")

Recently fitted stylish kitchen with a range of wall and base and ultra slim worktops, to include sink and drainer unit, integrated twin ovens, electric hob with extractor hood above, integrated dish washer, integrated wine chiller, large "American" fridge/freezer, dual aspect corner window overlooking the sea, tiled flooring, door leading to external kitchen and outside

#### LOWER GROUND FLOOR

##### HALLWAY

Newly fitted carpet, radiator, door leading to

##### STORAGE

10.3 x 2.7 (33'9" x 8'10")

Currently being used as a walk in wardrobe/dressing area with ample storage facilities

##### BEDROOM 1

4.27 x 5.24 (14'0" x 17'2")

Dual aspect windows with sea views, fitted carpet, radiator, door leading to

##### EN-SUITE

Fitted with contemporary suite comprising free standing bath and tap, low level WC, his and her wash hand basin with

storage drawers below, walk in fully tiled shower with rainfall shower head, partially tiled walls, radiator, circular feature window to side

##### BEDROOM 2

4.17 x 4.49 (13'8" x 14'8")

Bi folding doors to outside terrace with beautiful sea views, fitted wardrobes with sliding doors, newly fitted carpet

##### BATHROOM

Spacious and newly fitted with contemporary suite comprising corner bath, wash hand basin with vanity drawers below, large walk in shower cubicle with rainfall shower head, low level WC, partially tiled walls, 2 circular windows to side, ceiling downlighting

##### EXTERNAL

Approached via a private road the property sits in a favourably corner location within this small bespoke development of high quality properties.

There is a garage with electric door ( 6.05m x 3.62m ) and large driveway for off road parking for several vehicles, complete with electric car charging point.

A private, enclosed garden sits to the front of the property with large decked area ideal for alfresco dining and entertaining. An outside kitchen/dining area sits to the side of the property which has been fully enclosed with glass balustrade so it can be enjoyed in all weathers.

The garden consists of mature colourful planting with lawn within stone wall boundaries and a gate opens to a private path leading to the beach in less than 5 minutes.

New bunded oil tank.

##### SERVICES

Mains water, drainage and electricity.

##### LOCATION

The property is located in LLanaber, 1 mile from the popular resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea. Barmouth is well known for its large sandy beach. and offers a range of facilities including shops, restaurants, Post Office, school, library, petrol station and Leisure Centre There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond.

##### MATERIAL INFORMATION

Freehold property of standard construction.

Primary residence

Gwynedd Council Tax band F











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                                      |                          |
| D  |                          |
| 3, Friidd Elin<br>Llanaber<br>BARMOUTH<br>LL42 1YA |                          |
| Valid until  | 24 August 2021           |
| Certificate number                                 | 0388-3895-6981-9629-5161 |

