



# Tom Parry

49 Ffordd Pentre Mynach, Barmouth, LL42 1EN

£339,500



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Sunset terraces, patio's for dining, countryside and sea views combined with peace and privacy - Welcome to 49 Ffordd Pentre Mynach.

This semi detached, 2 bedroom bungalow has been totally renovated to create a bespoke, individually designed residence with an exceptional level of specification combined with thoughtful interior design. It is a versatile and light bungalow, generously proportioned and in pristine condition internally and externally.

There is no doubt that the highlight of the property is the large conservatory to the rear - with sea and countryside views that are hard to beat. Day or night there is no other place you'll rather be - sitting here watching the sun rise and set.

In addition the property boasts 2 generous double bedrooms, large utility with contemporary shower room and a much sought after open plan layout.

For outstanding views combined with a low maintenance property 49 Ffordd Pentre Mynach is the one!

Accommodation comprises: ( all measurements are approximate )

Side entrance door into

## ENTRANCE PORCH

Leading into

## HALLWAY

Double oak veneer doors, porcelain tiled flooring, radiator, loft access

## LOUNGE

5.2 x 4.7 (17'0" x 15'5")

Open plan layout - Carpeted, feature multi fuel burning stove set onto slate hearth with slate mantelpiece, recessed feature mood lighting, uPVC patio doors leading to conservatory, open into

## KITCHEN

2.92 x 2.8 (9'6" x 9'2")

Fitted with a range of contemporary floor-standing and wall mounted units with beech effect doors, black worktops. stainless steel sink and drainer with mixer tap, integrated oven and eye-level grill, gas hob, dishwasher, 'fridge, remote-controlled ceiling extractor fan with integrated lighting, window to rear with stunning views, open into

## CONSERVATORY

7.06 x 2.17 (23'1" x 7'1")

Substantial sized uPVC conservatory which enhances the living space of the property, porcelain tiled split-level floor, double set of bi folding doors leading into garden, radiator, Stunning sea, country and garden views

## BEDROOM 1

3.79 x 3.34 (12'5" x 10'11")

Carpeted, radiator, integrated storage including full height wardrobes and bedside cabinets, LED mood lighting, uPVC window to front aspect

## BEDROOM 2

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

Carpeted, radiator, uPVC window to front aspect

## BATHROOM

2.5 x 2 (8'2" x 6'6")

Fully tiled flooring and walls, newly installed white modern bathroom suite comprising tub bath, W/C, wash hand basin with storage cabinet below, curved shower unit with chrome mixer shower and LED mood lighting above, heated towel rail.

## UTILITY ROOM

2.46 x 1.68 (8'0" x 5'6")

Tiled flooring, storage cupboards, plumbing for washing machine, space for tall 'fridge-freezer

## SHOWER ROOM

Tiled flooring, large modern shower cubicle, wash hand basin set into double storage cupboard, white W/C, mirrored wardrobe style cupboards, 2 x uPVC windows to rear aspect

## STORAGE ROOM

2.79 x 2.50 (9'1" x 8'2")

Covered area which can be accessed internally and externally

## EXTERNAL

Front aspect: driveway for three cars, low maintenance front garden with unique and quirky features including a faux swimming pool!

It is to the rear of the property where the external space has the WOW factor. The enclosed, private garden is a credit to the vendors with its' mature planting, glass balustrading and various seating areas. The garden is a perfect example of contemporary styling externally with a blend of textures and colour. The views from here are breath taking - taking in the surrounding open countryside and Cardigan Bay beyond.

Shed

Log storage area

## LOCATION

The property is located approximately 1 mile from 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.

## ADDITIONAL INFORMATION

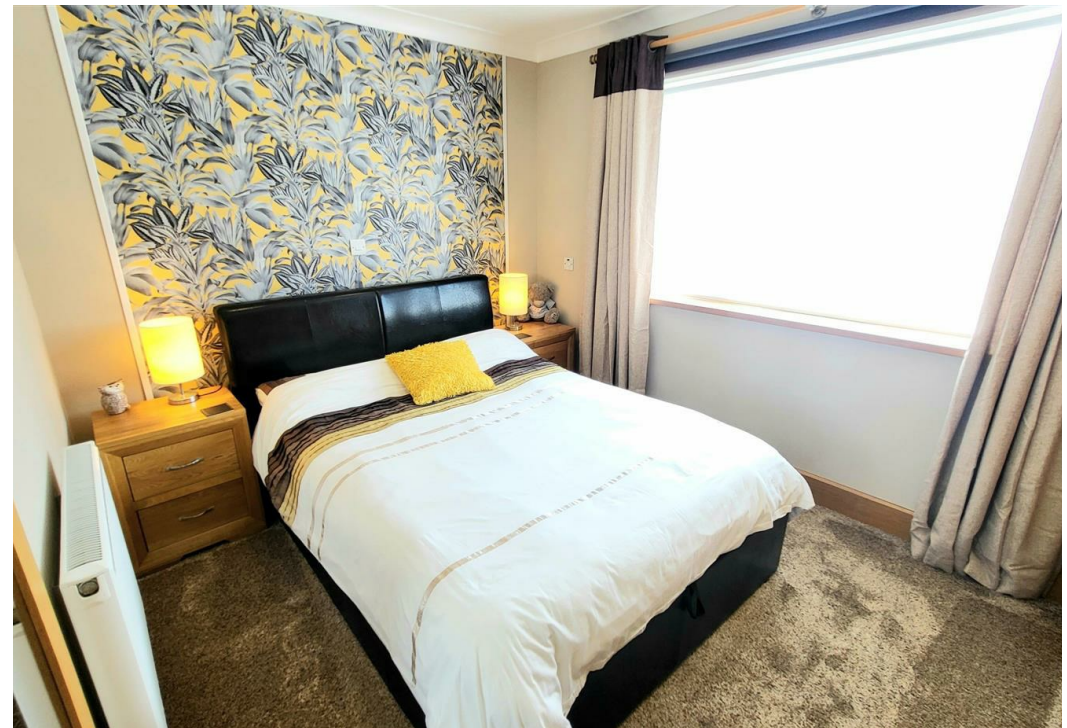
The loft is fully boarded and insulated,, includes power and lighting plus eco boiler

## MATERIAL INFORMATION

Freehold property - main residence.  
Gwynedd Council Tax band D







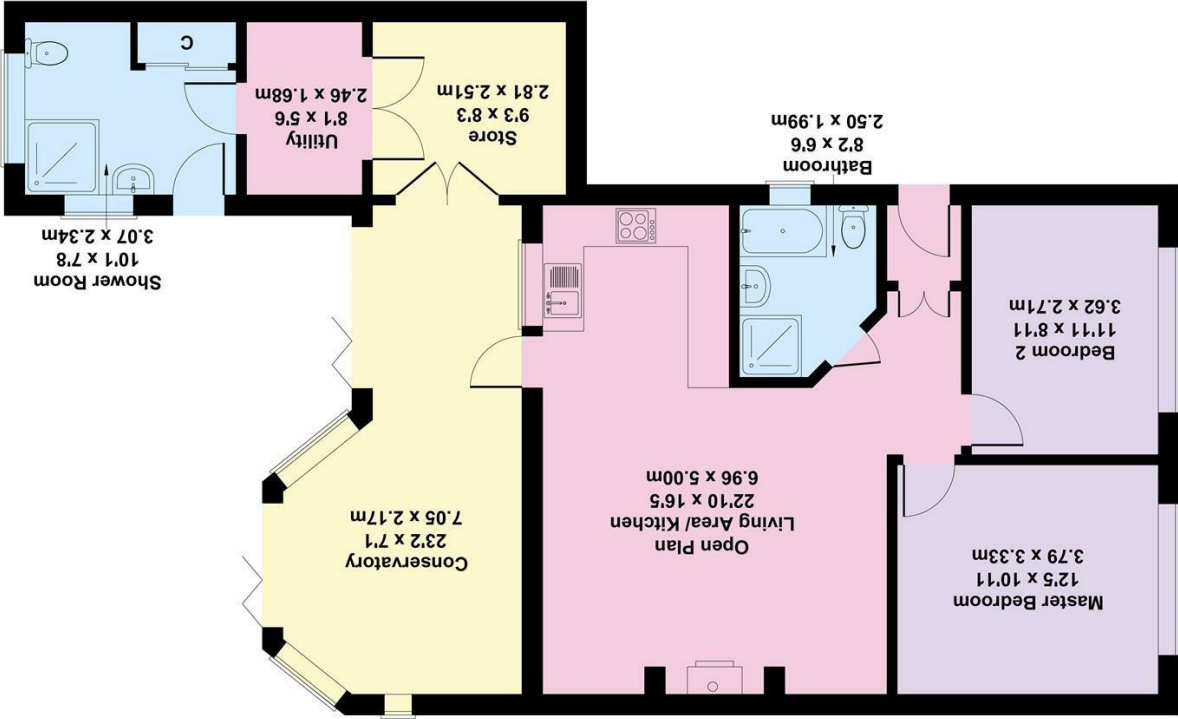




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Not to Scale. Produced by The Plan Portal 2025  
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|---|--|---|
| Energy rating   |  | 49, Fford Pentre Mynach<br>BARMOUTH<br>LL42 1EN |
|  |  |   |
| Valid until   |  | 19 August 2029                                  |
| Certificate number  |  | 2108-9024-6268-6511-6910                        |

|                  |                        |
|------------------|------------------------|
| Property type    | Semi-detached bungalow |
| Total floor area | 62 square metres       |