



**Bryn Eglwys**  
Barmouth | LL42 IRR

£695,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



# Bryn Eglwys

Barmouth | | LL42 1RR

\*\*\*\*\*VENDOR WILL PAY LAND TRANSACTION TAX (STAMP DUTY)\*\*\*\*\*

A beautiful Edwardian coastal property with panoramic, uninterrupted sea views across Cardigan bay and over to the Llyn Peninsula and Bardsey Island.

With an abundance of original features, this property has been fully modernised, with double glazing and oil fired central heating. It is beautifully presented throughout. This characterful property has turreted bay windows which are designed to maximise the panoramic views and provide ideal seating spaces to sit and spot passing dolphins or admire the spectacular sunsets this coast is famous for.

Sitting on an approximate 2/3 acre plot, there are four bedrooms, 2 with en-suites, 2 reception rooms and a spacious breakfast kitchen. A large conservatory faces the sea and opens out onto patio and decking areas. In addition there is a family bathroom, ground floor WC and a large utility room.

There is a large driveway to the front and two useful outbuildings. To the rear there are patios and decking in front of a large garden facing the sea which is currently grassed and is a blank canvas for keen gardeners.

Bryn Eglwys is located just outside of Barmouth with easy access to the Welsh Coastal path and the Cambrian Coastal railway line. This is a wonderful opportunity purchase an extremely attractive and spacious coastal property with enviable views in a lovely location.

- VENDOR WILL PAY LAND TRANSACTION TAX (STAMP DUTY)
- Uninterrupted panoramic sea views
- Abundance of original features
- Large garden overlooking the sea
- 2 Reception rooms
- Turreted bay windows
- 4 bedrooms with 2 en-suites
- Double glazing and central heating
- Large conservatory, decking and patios
- Stunning coastal period property



### Entrance Hall

A statement hallway typical of the Edwardian period with a beautiful Minton tiled floor and doors off to the main accommodation plus conservatory. There is a large understairs cupboard and a period wooden staircase rises to the first floor.

### Lounge

17'8" x 16'8" (5.4 x 5.1)

With large turreted bay window over looking the coast providing lovely views and flooding the room with light. There is a feature fireplace with wooden surround on marble hearth and a further window to the side.

### Dining Room

14'1" x 13'5" (4.3 x 4.1)

This second reception room has the benefit of a turreted bay window adding a charming feature and providing a seating area to sit and enjoy the spectacular views.

### Breakfast Kitchen

14'1" x 13'1" (4.3 x 4)

This well equipped kitchen is of a befitting size for such a handsome property. It has space for dining and is full of character with a large inglenook housing a range style cooker with extractor over. There is a generous range of wall and base units, space for a large fridge freezer, integrated dishwasher and a window looks out to the front courtyard.

### Utility Room

13'1" x 6'6" (4 x 2)

This large utility houses the washing machine, tumble drier and an additional fridge. There is a range of base units with counter over and sink. A door leads out to the rear and a door leads to the ground floor WC.

### Ground Floor WC

6'6" x 3'11" (2 x 1.2)

With attractive contemporary tiling, low level WC, and hand basin in vanity unit.

### Conservatory

19'8" x 14'1" (6 x 4.3)

A large conservatory with tiled floor and French doors opening out to the patio and decking in front. Positioned to take advantage of the lovely views, and benefitting from a pitched triplex roof, tiled floor and radiators to allow enjoyment at all times of the year.

### Principal Bedroom

13'5" x 10'9" (4.1 x 3.3)

A delightful double bedroom with the benefit of a turreted bay window to the front with seating area. There are spectacular sea views. A door leads to the en-suite.

### En-Suite to Principal Bedroom

7'10" x 4'7" (2.4 x 1.4)

An en-suite with a view! There is a lovely arch window over looking the sea. With low level WC, shower cubicle and hand basin, fully tiled floors and walls.

### Bedroom 2

17'8" x 13'1" (5.4 x 4)

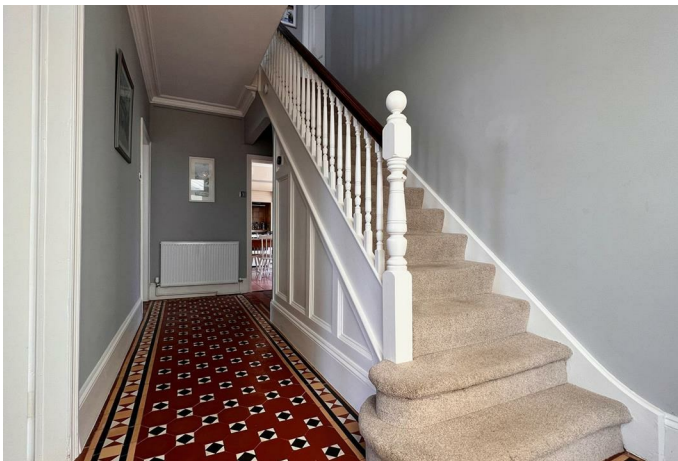
A further large double with feature turreted bay window over looking the coast. Benefiting from both an en-suite and walk in wardrobe/dressing room.

### En-Suite to Bedroom 2

7'6" x 3'11" (2.3 x 1.2)

With low level WC, hand basin in vanity unit with shelving above and shower cubicle. Fully tiled walls and floor.





### **Dressing Room/Walk in Wardrobe Bedroom 2**

A spacious walk in wardrobe/dressing room with hanging and cupboard space.

### **Bedroom 3**

14'1" x 13'1" (4.3 x 4)

A spacious double with window to the front.

### **Bedroom 4**

5'2" x 3'7" (1.6 x 1.1)

A small private lobby leads to single bedroom 4 with a window to the side.

### **Family Bathroom**

8'10" x 5'10" (2.7 x 1.8)

With low level WC, hand basin and bath with shower over. Part tiled walls, tiled floor, heated towel rail and 2 obscure windows.

### **Exterior**

The property is approached by a large private driveway with parking for several cars and leads to a patio courtyard area in front of the kitchen. At the rear of the property there are several seating areas with flagged patios or decking all positioned to enjoy the beautiful coastal views. A large paddock extends down from the house towards the sea. Currently grassed for ease of maintenance this would provide a wonderful blank canvas for avid gardeners.

### **Outbuildings**

To the front there is a pair of useful brick built outbuildings with slate roof. One of these contains an outside WC.

### **Additional Information**

The property is connected to mains electricity, water and drainage. It benefits from oil fired central heating.

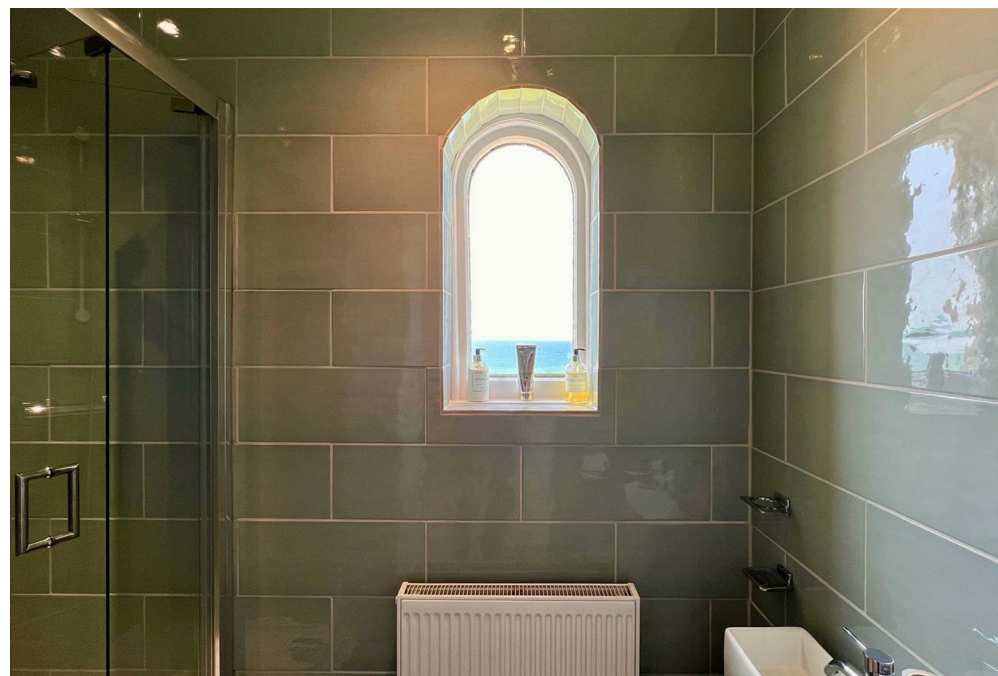
### **Llanaber and Barmouth**

Llanaber is a coastal village just 0.7 miles north of Barmouth. It has the Irish Sea and Cardigan Bay to the west and the Rhinog mountains to the East. The Welsh Coastal Path is just minutes walk from the property and is a halt for the Cambrian Coastal Railway.

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 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.



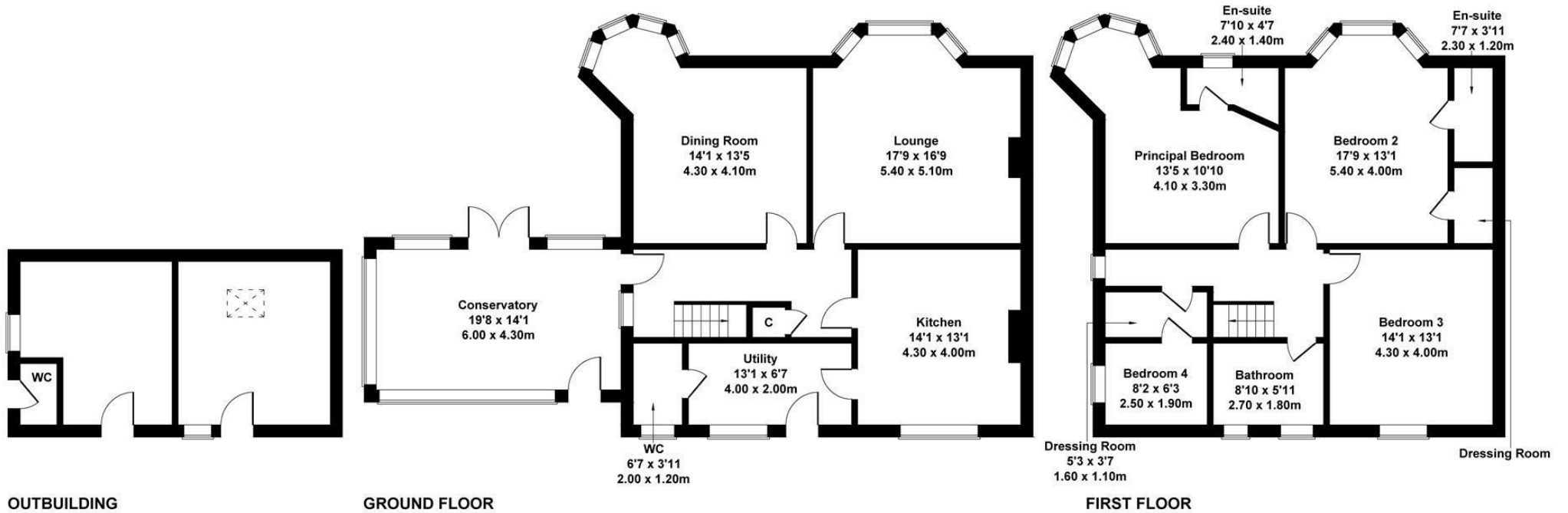






# Bryn Eglwys

Approximate Gross Internal Area  
2110 sq ft - 196 sq m  
(Excluding Outbuilding)



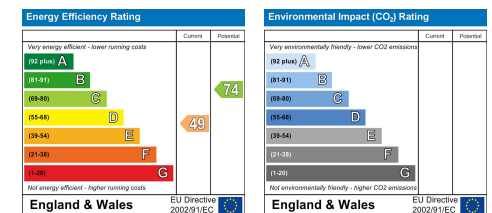
Not to Scale.  
For Illustrative Purposes Only.

## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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274.72 m v

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28 Aug 2001

updated  
28 Aug 2001

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03 Jun 2023

tenure  
Freehold

source  
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