



Cynfal

Barmouth | Merionethshire | LL42 1DQ

£649,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





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Located on the iconic Panorama Road, Barmouth, this stunning detached house is a true gem waiting to be discovered and unsurprisingly given its address, has incredible views over the Mawddach estuary and Cambrian coastline. Boasting 3 reception rooms and 4 bedrooms (one with en-suite), this property offers ample space for comfortable living.

The 3 bathrooms ensure convenience and privacy for all residents, making busy mornings a breeze. The charm and character of this house are evident throughout, with a wooden veranda perfect for all weathers and a slate patio for relaxing evenings plus cosy log burning stove in lounge for chilly evenings.

Situated on a generous 1.27-acre plot, this property provides not only a beautiful backdrop of woodland but also breathtaking views of the iconic Barmouth Bridge, the Mawddach estuary, sea and sand and over to the mountains and Cader Idris. Parking will never be an issue with flat parking area for multiple vehicles, ideal for hosting gatherings with friends and family.

Convenience meets luxury with this property, as it is in walking distance from the bustling High Street and sandy beaches offering the best of both worlds. The fully restored interior exudes elegance, with 4 bedrooms including an en-suite for added comfort. To the ground floor is a double bedroom with Jack and Jill shower room and WC.

If you are looking for a home that seamlessly blends tranquility, style, and functionality, this property on Panorama Road is the perfect choice. Don't miss the opportunity to make this magnificent house your own and wake up to the beauty of Barmouth every day.

- Iconic Arts and Crafts House
- Beautifully and sympathetically refurbished
- Full of style, charm and character
- Oil fired central heating
- Stunning panoramic views
- Backed by its private woodland
- Lovely period veranda
- Very large flat parking area adjacent to property
- 4 Bedrooms, 3 bathrooms
- 1.27 Acre plot in total



Entrance Porch and Entrance Hall

A period door leads onto a small lobby with original quarry tiled floor and door to inner entrance hall. The lobby has space for boots and shoes and the long quarry tiled entrance hall leads on to the main accommodation via an arch through to an inner corridor with Kamdean flooring and an Arts and Crafts style staircase to the first floor.

Lounge

15'5" x 10'9" (4.7 x 3.3)

A perfectly proportioned room with a period marble fireplace with inset contemporary wood burner and dual aspect windows providing lovely woodland views. There is Kamdean flooring, picture rails and coving.

Dining Room

14'8" x 12'11" (4.49 x 3.96)

A beautiful room with triple aspect windows providing beautiful views across the estuary, Barmouth Bridge, The Spit, along Cardigan Bay and beyond. There is an attractive Arts and Craft style wooden fire place with tiled inserts and slate hearth and Kamdean flooring. A part glazed door leads out to the veranda.

Kitchen

10'10" x 8'9" (3.31 x 2.68)

With a range of contemporary wall and base units and an expanse of granite worktop. This stylish kitchen has a built in NEFF double oven and grill, a large hob with extractor over, integrated fridge freezer and dishwasher and Kamdean flooring. A bay window to the front provides lovely views of exposed granite rock face and over the garden to the sea. Characterful original glazed cupboards and coving add further charm.

Games Room

10'9" x 8'8" (3.30 x 2.66)

To the rear of the property with original quarry tiled floor, tiled recess for AGA and original built in cupboards.

Utility Room

Off the boot room with sink and drainer, space and plumbing for the washing machine and other noisy and unsightly appliances, keeping them tucked away and maintaining the beauty and style of the main accommodation.

Landing and Stairs

A long landing with wooden Arts and Crafts balustrade runs the length of the first floor, flooded with light from several window and doors off to the three first floor bedrooms and family bathroom. There is also a useful storage cupboard and the stairs and landing benefit from Kamdean flooring.

Family Bathroom

11'1" x 7'6" (3.39 x 2.30)

A stunning room with attractive tiling, wood panelling and Velux window. Period style new WC and hand basin have been added, but the main feature is the original claw footed free standing bath with original taps which has been lovingly restored making a wonderful centre piece.

Principle Bedroom

18'8" x 12'3" (5.69 x 3.75)

A characterful double bedroom with ample room for large settee and having stunning views across the coast. With Kamdean flooring, interesting ceiling details and an original white period fireplace, this room oozes style and charm. A door leads off to the ensuite shower room.





Ensuite to Principle Bedroom

9'1" 6'5" (2.77 x 1.97)

Cleverly designed to incorporate a large walk in shower, attractively tiled, with wood panelling detail, built in storage cupboards and Velux window. A new white WC and handbasin both in a traditional style are perfectly fitting to bring up to date convenience whilst maintaining the period style.

Bedroom 2

13'7" x 12'8" (4.16 x 3.88)

Lovely double bedroom with beautiful views, ample space for a relaxing sofa and a pretty original fireplace with inset tiles. With Kamdean flooring.

Bedroom 3

15'8" x 11'6" (4.80 x 3.51)

A further large double bedroom with space for a settee and Kamdean flooring. This room has a tranquil feel with window to the woodland and terraces at the rear.

Bedroom 4

12'7" x 9'4" (3.86 x 2.87)

Located on the ground floor with door to inner corridor and door to study/potential Jack and Jill bathroom. A lovely double bedroom with window to the front and Kamdean flooring.

Shower Room

9'0" x 8'5" (2.75 x 2.58)

Newly installed and configured in 'Jack and Jill' style also on the ground floor with a door to inner corridor and a door to bedroom 4. With attractive black and white floor tiling, large walk in shower, period style washbasin and toilet and window to the front.

The Veranda

It is easy to imagine the original owners in the roaring twenties sipping a dry martini on the veranda whilst enjoying the view which has changed little since the house was built. This charming wooden veranda is sheltered in all weathers and is a splendid example of Arts and Crafts detail. It has an original quarry tiled floor and slate steps and edging. Doors lead out from the porch and dining room making this easily accessible for coffee and cocktails and watching the world go by beneath.

Exterior

The exterior is a delight. Directly in front of the house is the magnificent veranda and a long terrace with iron railings. To the side is a newly laid slate patio with exposed granite to the rear and breathtaking views to the front. There is outside power plus a water supply and the connections are in place for the addition of a hot tub.

Cynfal sits in approximately 1.27 acres and is backed by its own private woodland which extends above and to the sides. Terraces, paths and steps meander around the estate leading up to the woodland. These are flanked with mature bushes, trees, flowers and herbs (some sub tropical) and the garden is a magical place to explore with several seating areas and ever changing vistas as the paths twist and turn.

Parking and Additional View Point

Directly opposite Cynfal is a large flat parking area which can easily accommodate several cars. This plot of land extends around the hillside and is a charming combination of cliff and vegetation with an additional bonus of a view point overlooking the magnificent coast which could be cleared to make the perfect spot for a table and chairs and enjoying the sunsets for which the coast is famous.



Additional Information

Cynfal benefits from mains electricity, water and drainage. Heating is oil fired supplemented by the wood burner and has useful Nest control. The property is freehold.

There are twin garages and additional parking also available minutes walk away by separate negotiation.

Arts and Crafts Design

Cynfal is an excellent example of an Arts and Crafts design. Arts and Crafts houses are easily recognisable with asymmetrical roofs, often gables, and a distinctive form and structure. The emphasis is on using traditional methods of construction and craftsmanship. The houses tend to blend the charms of a traditional country cottage with a house of larger proportions, providing a quirky character which is often absent in large properties.

As the construction features are so important to the style, they tend to be exposed, with brickwork and timbers on display. Chimneys are usually oversized, leading to brick or stone fireplaces inside and the windows are often made up of smaller panes for a more traditional look. Front doors tend to be substantial and made of wood, and are often included as a main feature in a porchway.

Barmouth and its Surrounds.

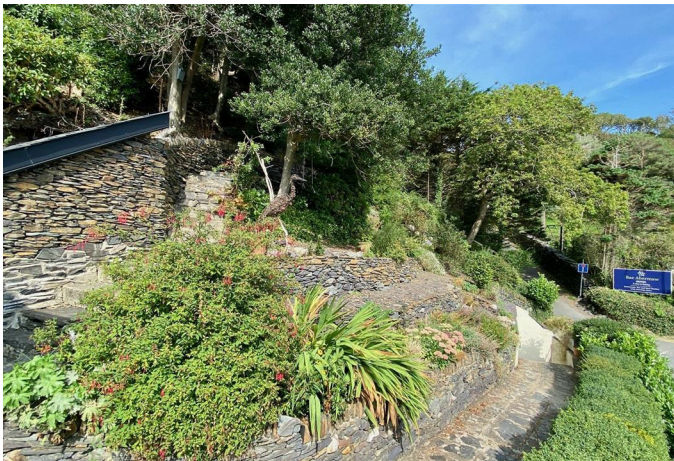
Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breathtaking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range 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



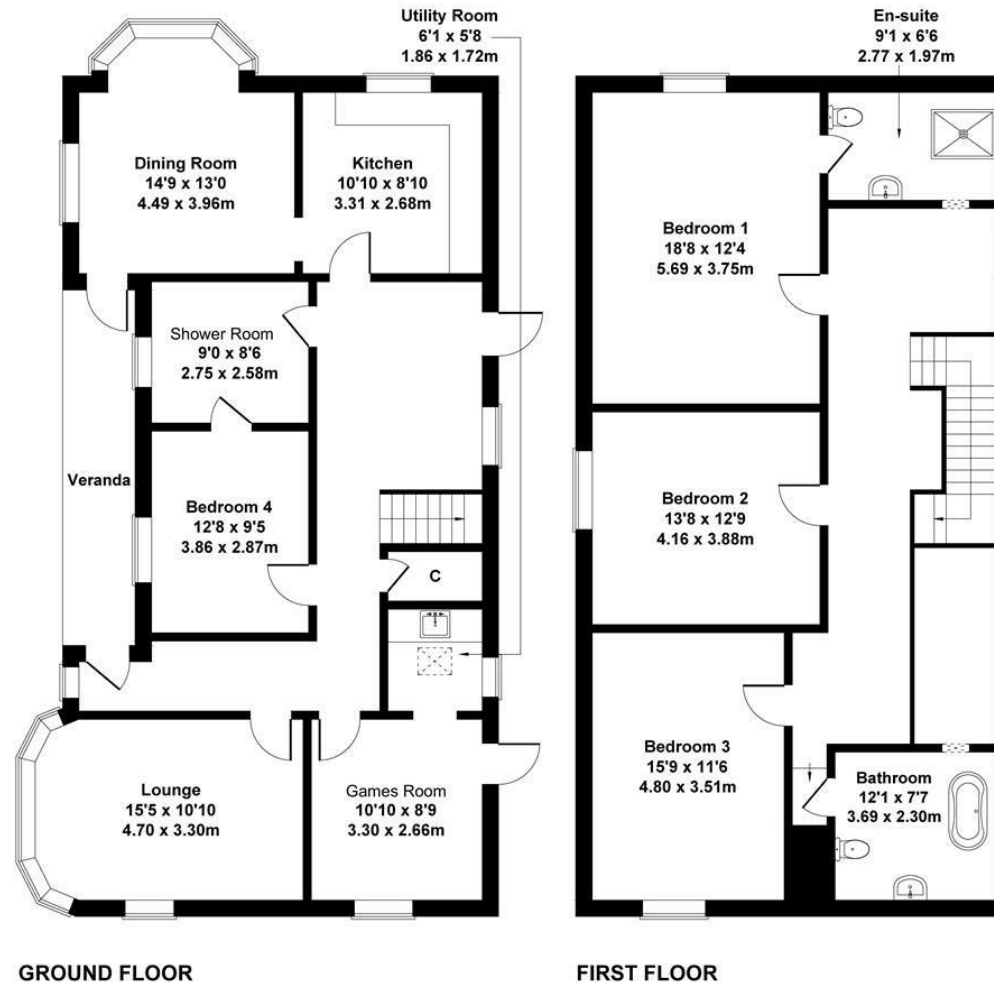


station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.



Cynfal, Barmouth

Approximate Gross Internal Area
2282 sq ft - 212 sq m



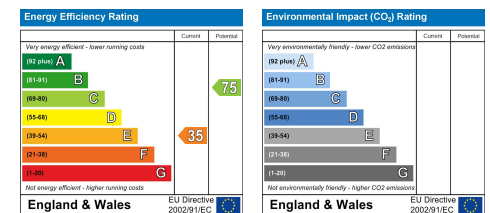
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MONEY LAUNDERING REGULATIONS 2003

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.

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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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