



Heol Y Plas, Barmouth LL42 1LE

£189,950

A well presented spacious 3 bedroom family home on the edge of this popular development in Barmouth. Benefitting from contemporary kitchen and bathroom, large lounge/diner and 3 good sized bedrooms, the property is fully double glazed with gas central heating.

It has a large rear garden and useful outbuildings. On road parking is possible and the property is located just a stones throw from the beach and minutes walk from the high street.

Viewing of this ideal family home is highly recommended.

PLEASE NOTE - WE ARE INFORMED THERE ARE NO LOCAL OCCUPANCY RESTRICTIONS FOR THIS PROPERTY

- 3 bedroom semi detached on edge of popular development
- Fully double glazed and centrally heated
- Spacious lounge/diner
- Useful outbuildings
- On road parking possible
- Sea views and stones throw from the beach
- Large garden to rear
- Contemporary kitchen/bathroom
- 3 bedrooms



Porch Entrance Hall

To the front is a double glazed porch and entrance door the the hallway.

The entrance hall is light and bright with wood effect laminate flooring and doors off to the mains accommodation and stairs to the first floor.

Lounge/Diner

8.02 x 3.31 (26'3" x 10'10")

Spacious and light with dual windows over looking the garden. Feature fireplace with pebble effect gas fire and ample room for a large dining table and chairs.

Kitchen

3.79 x 2.11 (12'5" x 6'11")

With a range of wall and base units, tiled floor and contemporary tiled splash backs. Space for over, space for dishwasher, space for fridge freezer and window to the front.

Store Room and WC

5.18 x 3.20 (16'11" x 10'5")

A useful range of outbuildings including a WC, in need of some attention.

Bedroom 1

3.65 x 3.31 (11'11" x 10'10")

A good sized double bedroom with built in wardrobe and sea glimpses.

Bedroom 2

4.28 x 3.32 (14'0" x 10'10")

A further large double with double built in wardrobe and sea glimpses.

Bedroom 3

3.26 x 2.11 (10'8" x 6'11")

With window to the front

Bathroom

2.08 x 1.87 (6'9" x 6'1")

Contemporary bathroom with tiled walls and floor and white suite comprising of low level WC, hand basin and bath with shower over. Sea views from the window.

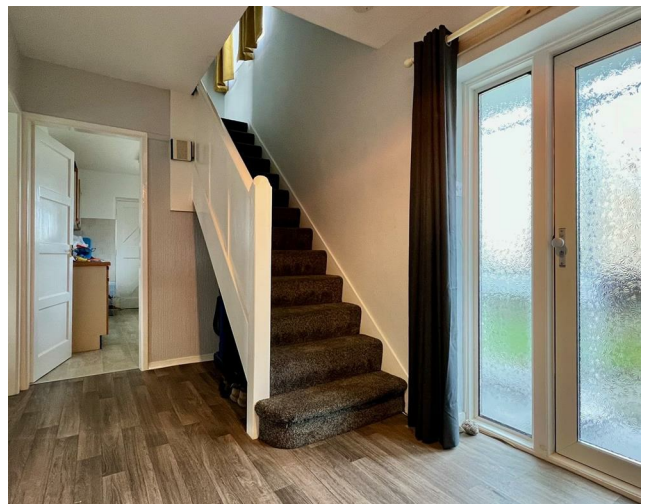
Exterior

There is a large rear garden with patio and pths, mainly laid to lawn and enclosed by fence and hedging. To the front there is a further garden and path to front door extending around the side and leading to the rear.

Additional Information

The property is connected to mains electricity, gas, water and drainage. It is fully double glazed and centrally heated.



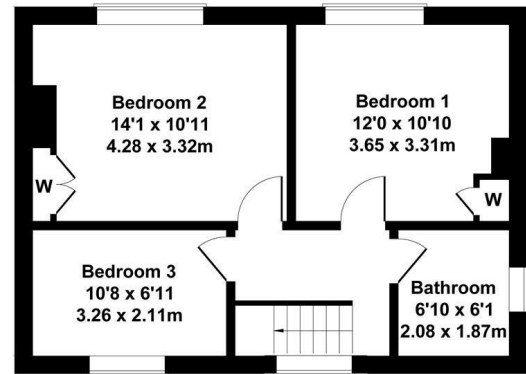
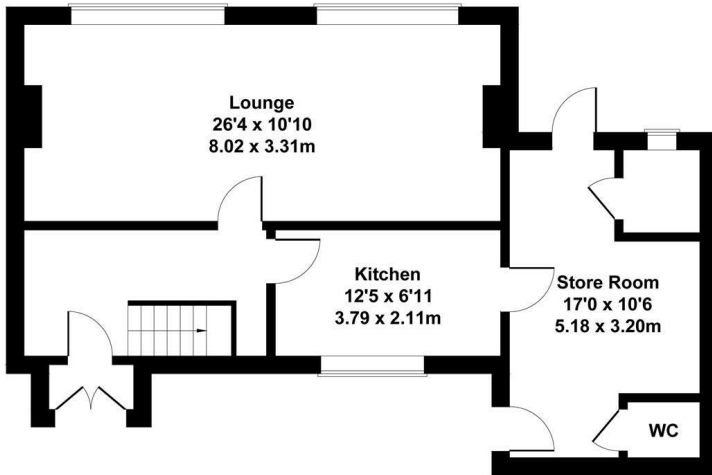




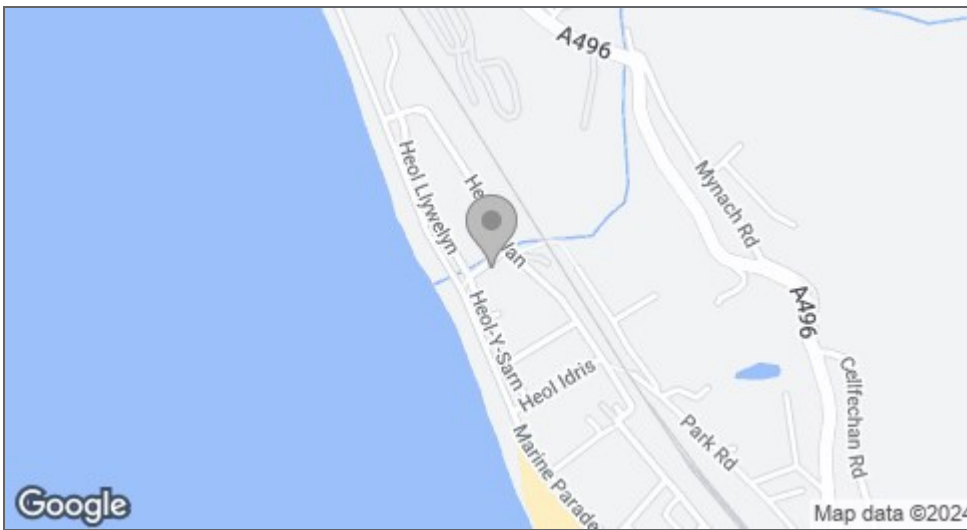


2 Heol Y Plas

Approximate Gross Internal Area
 1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		66	
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

