



Bro Werydd

Barmouth | Merionethshire | LL42 1YP

£640,000

MONOPOLY[®]

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Rarely does a property of this size, quality, location and views come to market. Bro Werydd offers the best of modern building and design with a wealth of oak and glass producing a beautiful 5 bedroom detached dormer bungalow facing the coast with stunning views in the popular location of Llanaber just north of Barmouth. It is within easy walking distance of beautiful sandy beaches and all the amenities of Barmouth.

The panoramic sea views to the front are just breathtaking but internally the property will not fail to impress. There is a luxury kitchen of generous proportions, with high end appliances, a sea of granite work surfaces and a dining/family/entertainment area in front of double doors opening to a patio at the front. The adjacent conservatory can be opened up to allow the gentle sea breeze to drift through.

The lounge is equally impressive with French doors to the patio for balmy summer days, and a cosy wood burning stove for stormy nights.

The accommodation is flexible with 5 bedrooms, 3 bathrooms, extensive sitting room with incredible views, large kitchen/diner, utility and a beautiful conservatory. In addition on the first floor there is room for a study area and a dressing area.

Externally there is driveway parking for at least 4 cars plus a turning space and a detached garage - there is also additional off road parking at the bottom of the driveway. Patios, decking and seating areas have been created within the landscaped gardens and there is a small wooded hillside to the rear.

- Beautiful detached dormer bungalow with amazing panoramic sea views
- Spacious accommodation of extremely high standard
- Five bedrooms and three bathrooms
- Stunning kitchen/diner/entertainment area
- Detached garage and driveway parking
- Beautifully presented
- Incredible expansive sea views to Llan Peninsular and Bardsey Island
- Conservatory
- Wood burning stove and central heating



Ground Floor

Entrance Hall

Welcoming hallway with oak flooring, cupboard for boots and shoes and doors to the ground floor accommodation. Stairs rise to the first floor.

Kitchen/Diner

26 x 12 (7.92m x 3.66m)

The heart of the house is this magnificent kitchen which is fitted with a range of high end appliances under granite work surfaces and includes a central island with six ring gas hob and extractor over positioned so the chef can enjoy the beautiful sea views whilst cooking. There is solid oak flooring and a range off contemporary wall and base units, integrated Neff oven, Neff combination convector oven/microwave, Neff American style fridge/freezer, integrated Hotpoint dish washer and Neff coffee maker.

There is a dining/entertaining area in front of the patio doors opening on to the patio and providing wonderful views. Door to conservatory and door to utility room.

Lounge

24'2" x 15'1" (7.37m x 4.60m)

Another impressive room with glorious views and oak flooring. There is a large but cosy seating area in front of contemporary feature inset log burning stove. To the front there is a further seating area in front of the doors to the decked terrace and lawn.

Bedroom 1

12'2" x 10'9" (3.71 x 3.28)

A generous double with wonderful sea views from the window to the front and oak wooden flooring.

Bedroom 2

12'2" x 10'9" (3.71 x 3.28)

A further generous double with oak flooring and glorious views to the front.

Bedroom 3

8'9" x 8'5" (2.67 x 2.59)

A lovely double with window to the rear and fitted mirrored wardrobes.

Ground Floor Shower Room

9'6" x 8'9" (2.92 x 2.67)

A luxury shower room with large walk in shower with "rain forest head", hand basin in vanity unit, low level WC, contemporary attractive tilting, recessed spotlights and window to the rear.

Conservatory

15'8" x 12'7" (4.78 x 3.86)

Off the kitchen this large conservatory has equally fantastic views and can be opened to the front and rear allowing the sea breeze to pass through and cool on hot summer days. To the front there is a raised decked terrace. This is the perfect entertaining area with ample room for a large table and chairs as well as comfy conservatory seating.

Utility Room

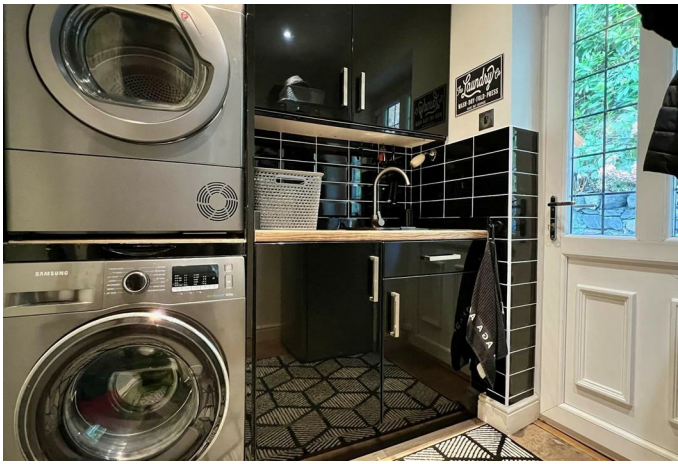
7'4" x 6'6" (2.24m x 1.98m)

With a range of wall and base units, plumbing and space for a washing machine and tumble drier. There is oak wooden flooring and a door to the rear garden.

First Floor

Stairs from the hallway rise to the first floor where the landing splits in both directions giving access to the first floor rooms. There is space on this landing for a desk and study area and a lovely view from the dormer window. The accommodation on this floor is also beautifully presented and could be used for a





multitude of purposes including guest accommodation, home office or hobby rooms and gym. Very conveniently there are two en-suite shower rooms serving both sides of the dormer.

Bedroom 4

10'5" x 10'11" (3.18m x 3.33m)

A beautiful bedroom with glorious sea views from the dormer window to the front and a very useful dressing area.

Dressing Area

9'8" x 6'9" (2.95m x 2.06m)

The dressing area has hanging rails to either side and a door leading to the shower room.

En-suite Shower Room 1

29'6" x 26'2" x 22'11" x 29'6" (9'8" x 7'9")

Beautifully tiled and presented, this spacious contemporary room has a double width shower, wash basin in vanity unit and low level WC. There is an additional range of vanity units and storage and a roof light window to the front.

Bedroom 5

13'2" x 9'9" (4.01m x 2.97m)

With oak flooring and roof light window to the front, this spacious room has a range of built in wardrobes and feature internal cladding to the walls and ceiling giving a tasteful nautical coastal effect. A door leads to en-suite 2.

En-suite 2

9'10" x 7'9" (3.00m x 2.36m)

A second large en-suite to the first floor with double width shower, hand Bain in vanity unit and low level WC, plus additional storage units. With contemporary tiling and splash backs, heated towel rail and roof light window to the front.

Study Area

The spacious landing also has room for a study area if additional office space is required.

Detached Double Garage and Driveway

17'5" x 17'5" (5.31m x 5.33m)

An attractive double garage with tiled roof and double glazed window to the front and side. There is a roller shutter door off the driveway. A winding drive rises from the main road up to the garage and parking which is located part way up to the house. There is flat parking for at least 4 cars plus a turning area. A path way leads on up to the house from here.

Exterior

The gardens are beautifully landscaped and maintained with a range of mature trees, shrubs and bushes to the front of the property. The winding pathway from the garage is bordered with flowers and shrubs. Directly in front of the house there are decked and patio seating and dining areas plus a level lawn. From here there are amazing panoramic sea views. To the rear there is a small sloping woodland.

Additional Information

The property is connected to mains electricity and water, Drainage is private to a septic tank shared with the neighbouring property. It is fully double glazed with oil fired central heating supplemented by the wood burning stoves.

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.

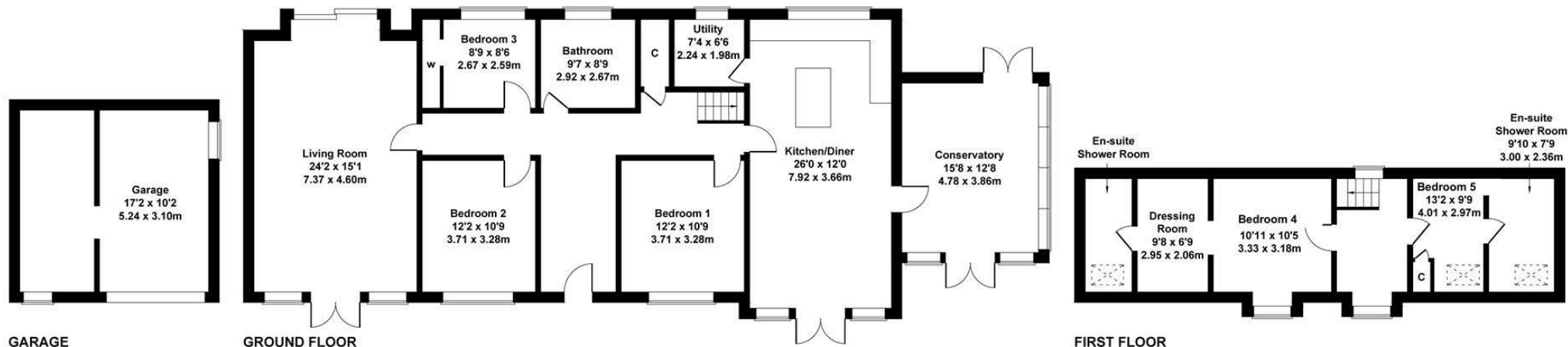
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





Bro Werydd

Approximate Gross Internal Area
2465 sq ft - 229 sq m



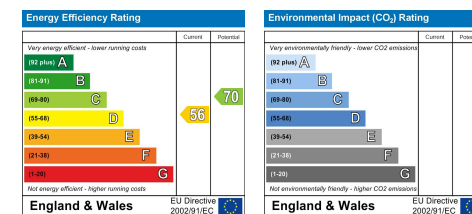
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MONEY LAUNDERING REGULATIONS 2003

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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