



Bryn Melyn

Barmouth | LL42 1DQ

£800,000

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT









# Bryn Melyn

Barmouth | | LL42 1DQ

Offering more than just a dream coastal property, Bryn Melyn presents an opportunity to realise a lifestyle ambition for new owners to live and work from spectacular surroundings in one of the most beautiful coastal resorts in Wales.

Offered for sale is a substantial property perched on the hillside in Barmouth on the South Snowdonia coast with panoramic views of the sea, Mawddach estuary and Cadair Idris.

The property comprises of a 3 bedroom owner's residence plus 3 holiday apartments (two 2 bed & one 1 bed) all with mountain and water views located in easy walking distance of the charming Victorian seaside resort of Barmouth. With plentiful parking, gardens and terrace, the property is only 10 minutes walk from the hustle and bustle of the resort but its tranquil surroundings provide a relaxing retreat with breath taking views and a woodland backdrop.

Located on the aptly named Panorama Road it is not surprising that the apartments generate a healthy holiday rental income for the current owners, with guests ranging from beach and sun seekers, wildlife enthusiasts, walkers, mountain bikes and outdoor sports fans. Barmouth "where the mountains meet the sea" is a thriving tourist resort with a strong community spirit, quaint harbour, restaurants, cafes and shops.

Rental income figures are available on request and all contents in the holiday rental apartments are included in the sale.

We recommend viewing the video and floor plan included to fully appreciate the size and layout of the accommodation on offer and the spectacular location of Bryn Melyn.

- Substantial Victorian property offering lifestyle opportunity in a dream location
- 3 bedroom owner's residence and 3 well appointed holiday apartments in an exclusive location
- High end specification with substantial income generation
- Breathtaking panoramic views of coast, Mawddach estuary, Cadair Idris and the famous Barmouth Bridge
- Sun terraces with composite decking and glass balustrade, gardens with a woodland backdrop
- Plentiful parking with electric charging point
- Easy walking distance of beach, shops, restaurants and cafes
- Tranquil location, quiet retreat from hustle and bustle
- Well maintained and well appointed.
- All of the furniture in the holiday apartments is included in the sale





### **Bryn Melyn Accommodation**

The property comprises of a 3 bedroom owner's residence and three self contained apartments ( Noddfa, Eryri and Derwen) currently operated a successful holiday rentals.

### **Conservatory and Communal Entrance Hall**

14'1" x 10'7" (4.3 x 3.25)

The welcoming conservatory opens to the entrance hall with attractive herringbone style tiled floor and door off to the private hallway of the main owner's residence and stairs rising to the 3 apartments.

### **Owner's Residence**

Occupying the entire ground floor this spacious accommodation comprises of a private hallway, 2 reception rooms, kitchen, 3 double bedrooms and two bathrooms. There are spectacular views to the front and doors lead out both a private terrace and to the main gardens.

### **Private Hallway**

With doors off to the accommodation for the owner's residence.

### **Living Room**

19'6" x 15'9" (5.96 x 4.82)

With beautiful views from the large bay window to the front. This spacious room is flooded with light and has feature stone fireplace (not operational).

### **Dining Room**

20'1" x 12'0" (6.14 x 3.66)

With dual windows to the front providing Mawddach Estuary and sea views. There is also access to a large storage cupboard.

### **Kitchen**

15'9" x 9'0" (4.82 x 2.76)

A well equipped kitchen with a generous range of base units, Rangemaster stove with 7 ring gas hob

and extractor over, built in dishwasher and space for fridge freezer. Recessed spotlights, window and door to the side garden.

### **Bedroom 1**

14'7" x 14'6" (4.45 x 4.43)

A kingsized bedroom with large freestanding wardrobe and window to the front looking out over a small private patio to the Mawddach Estuary.

### **Bedroom 2**

14'11" x 9'10" (4.55 x 3.0)

A generous double bedroom with door to private patio area. This room is currently used as an office.

### **Bedroom 3**

14'7" x 10'7" (4.47 x 3.25)

A further kingsized room with lovely views and French doors opening out to the terrace.

### **Bathroom 1**

11'8" x 5'9" (3.56 x 1.76)

Adjacent to the 3 bedrooms, with white suite comprising of hand basin and bath and fully white tiled walls and laminate flooring.

### **WC**

7'3" x 2'9" (2.23 x 0.84)

Adjacent to Bathroom 1 and the bedrooms with low level WC, hand basin and partially tiled walls with wood panelling feature.

### **Bathroom 2/Shower Room**

8'11" x 4'9" (2.74 x 1.46)

Off the main hallway with white suite comprising of low level WC, hand basin and shower with drench feature. Slate effect laminate flooring, window to the side and cupboard housing the hot water cylinder. In addition there is a further large storage cupboard.









### Utility Area

With perspex roof and space and plumbing for two washing machines and tumble driers, space for fridge and freezer and door to the outside.

### Owner's Private Gardens

In addition to the communal gardens shared with guests, the owners residence also benefits from a private terrace with fish pond and water fall feature. The gardens have been thoughtfully designed and planted with mature flowers, bushes and shrubs including a plethora of David Austin roses. There is a greenhouse, covered storage area and steps up to the private woodland behind.

### Noddfa

Noddfa' is a Welsh word meaning 'sanctuary' or 'refuge' and this tranquil two bedroom self contained apartment lives up to its name.

Situated on the first floor it enjoys far-reaching views across the Mawddach Estuary and the Cadair range of mountains. The entrance lobby leads into a spacious living and dining area, complete with fully fitted kitchen. There is a spacious principle bedroom suite with a kingsize bedroom, a dressing room and a well appointed ensuite shower room. The second bedroom easily accommodates a double or twin beds and has its own ensuite shower room.

### Eryri

This charming apartment is located on the second floor and comprises of a lounge/diner, fully fitted kitchen and two double bedrooms. Eryri' is the Welsh word for Snowdonia and the spectacular views showcase some of the highlights of this special area including Cadair Idris, the Mawddach Estuary, and over to Cardigan Bay as far as Pembrokeshire on a clear day.

The principal bedroom has the same spectacular views and benefits from a king sized bedroom and ensuite shower room. The second double bedroom suite currently is set up with two single beds and has an ensuite shower room. This suite enjoys woodland views to the rear and side of the house.

### Derwen

Situated on the first floor and flooded with light from the huge picture windows looking out to the Mawddach Estuary and Cardigan Bay. Benefitting from a spacious open plan lounge/kitchen/diner and a kingsize bedroom suite with en-suite shower room.

Derwen' is the Welsh word for 'oak' and reflects the fact that Bryn Melyn is surrounded by native sessile oak trees, typical of the landscape in this part of Wales.

### Exterior

The grounds are delightful. There is a large car park to the front with a charging point for electric vehicles. There is a large communal patio area with composite decking and glass balustrade and connections for hot tub with canopy over.

To the rear of the house is a greenhouse and a covered storage area and steps leading up to the rear gardens and woodland.





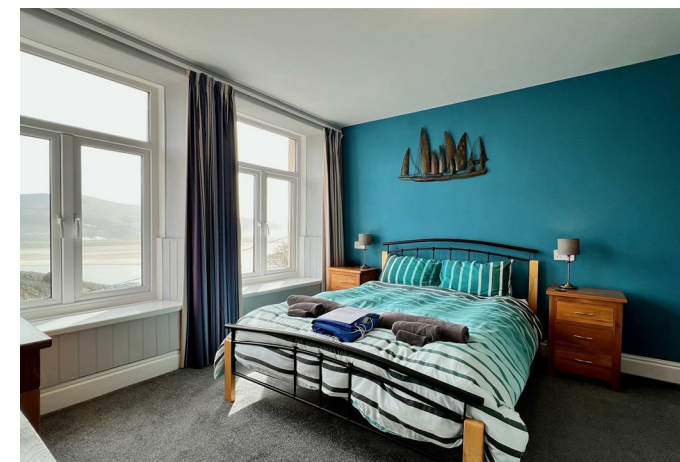
### Additional Information

The property is connected to mains electricity, gas, water and drainage. It benefits from oil fired central heating and double glazing. The Council Tax band quoted refers to the owner's accommodation only.

The main house was reroofed in 2023 and the flat roof replaced approximately 12 years ago.

NOTE: the three holiday apartments are for holiday rental use only and are not permitted to be used as permanent residences whereas the owner's accommodation is residential usage.

All the furniture in the holiday apartments is included in the sale.







### **Barmouth**

Bryn Melyn is situated on a hill above the seaside town of Barmouth which lies on the west coast of Wales. A short (steep) walk takes you down to the town with the harbour, beach, shops, station, pubs, cafes and restaurants.

"Where the mountains meet the sea"... That's how Barmouth is often described and it's not hard to see why. Nestling at the foot of the Rhinog mountain range in southern Snowdonia and in the shadow of Cadair Idris Barmouth also stands at the mouth of one of the most scenic estuaries in Europe - the Mawddach. Traditionally a family seaside resort its vast, empty beach simply beckons you to take your shoes and socks off and go paddling whilst the town itself has seen considerable investment in recent years and is now one of the most vibrant resorts on the Welsh coast. A healthy (independent) retail scene with over 60 shops, a multitude of cafes and coffee-shops and a variety of good-quality restaurants and characterful pubs have put Barmouth well and truly back on the holiday map. Barmouth is now an all-year-round centre offering excellent access to the whole of Snowdonia and much of mid-Wales. It is especially good for walkers and hikers with easy access to some serious mountains and a number of excellent trails starting from the town itself.



### **Snowdonia**

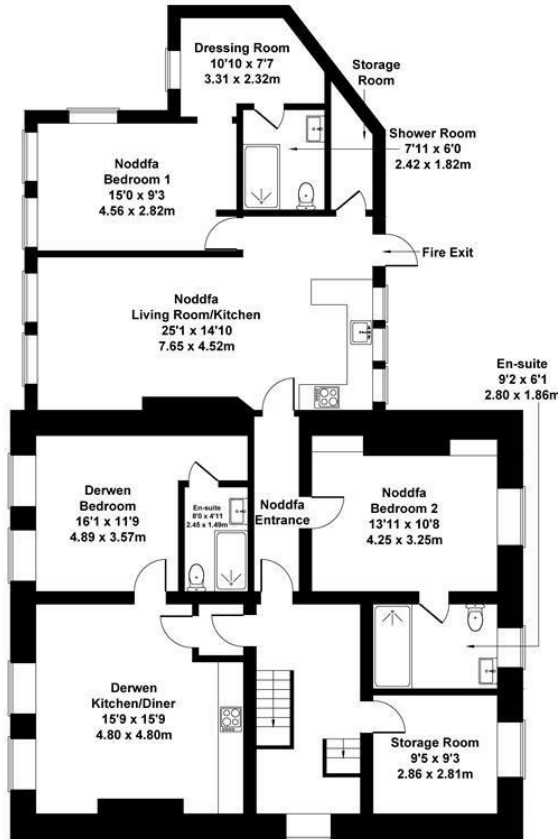
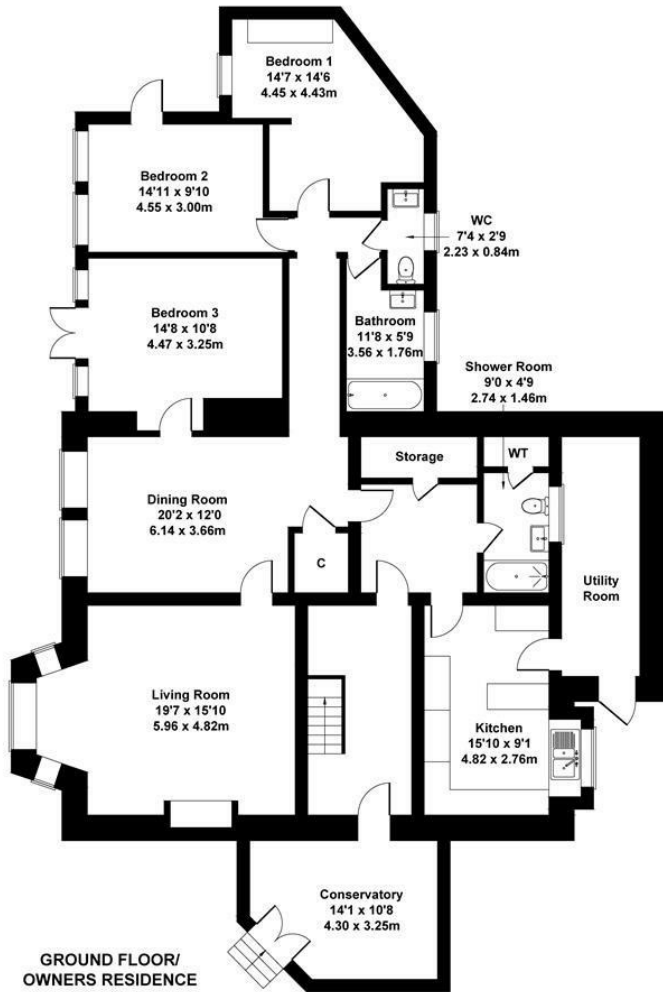
The adjacent Snowdonia National Park is 823 square miles of stunningly beautiful and wildly varied landscape. From the alpine peaks of Snowdon itself to the temperate rainforests of the Vale of Ffestiniog, the lush forests of Betws-y-Coed to the stunning beaches of Dyffryn Ardudwy, there is never a dull moment. Steeped in history and ancient culture this is a land of legends and mysteries. Great castles, roman remains, neolithic stones - all are there to be explored. A rich

industrial heritage has been opened up for visitors to experience with slate quarries and copper mines, hydro-electric power schemes and narrow-gauge steam railways all offering fascinating and enjoyable days out.

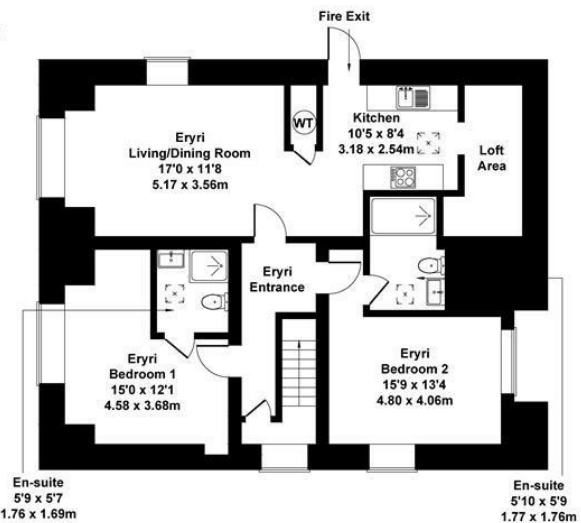
For walkers this land is a paradise. There are challenging mountains, well-marked hiking trails to suit all abilities, family walks, coastal walks - in short, every kind of walking opportunity. In recent years Snowdonia has become a centre for thrilling adventures and now boasts one of the most diverse collection of exciting attractions in the country. Zip wires, tree-top rope-walks, mountain biking, white-water rafting, a 'Fforest' coaster, caving and underground trampolines - Snowdonia is rapidly becoming the adventure capital of the UK.



**Bryn Melyn**  
Approximate Gross Internal Area  
4779 sq ft - 444 sq m



**DERWEN & NODDFA APARTMENTS  
FIRST FLOOR**



**ERYRI APARTMENT  
SECOND FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Maximum
92-95% <b>A</b>			82-91% <b>A</b>		
81-91% <b>B</b>			61-81% <b>B</b>		
69-80% <b>C</b>			41-60% <b>C</b>		
55-68% <b>D</b>			21-40% <b>D</b>		
39-54% <b>E</b>			11-20% <b>E</b>		
21-38% <b>F</b>			1-10% <b>F</b>		
1-20% <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	













1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS  
01341 475000 | [gwynedd@monopolybuysellrent.co.uk](mailto:gwynedd@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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