



4 Cae Roger  
Barmouth | LL42 1HD

£260,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



# 4 Cae Roger

Barmouth | | LL42 1HD

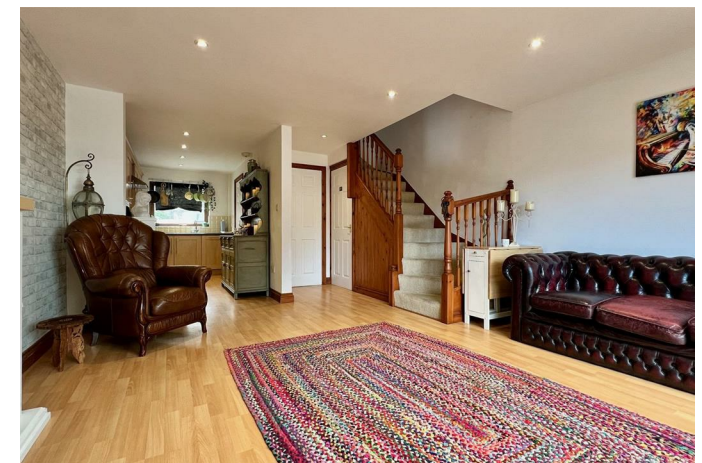
A well presented contemporary two bedroom house with PARKING FOR TWO CARS and courtyard GARDEN within a stone's throw of the beach and easy walking distance of the High Street and all of Barmouth's amenities.

This well presented two bedroomed property is located in a popular tucked away small development. To the front there is parking for two cars. The property benefits from double-glazing throughout, an open plan living/dining/kitchen area with lots of natural light from the double patio doors opening to the enclosed courtyard garden to the rear. Viewing of this light and airy property is highly recommended.

There is a modern fitted kitchen with integral appliances, a ground floor WC, utility cupboard and 2 double bedrooms and a bathroom upstairs. There is plenty of internal storage and to the front is an external storage cupboard.

4 Cae Roger has plenty to offer and is ideally situated for anyone looking for a low maintenance coastal home whether as a first step on the property market, retirement dream, holiday retreat or investment property.

- 2 Bedroom Town house close to all amenities and stone's throw from beach
- Two parking spaces
- Courtyard Garden
- Two double bedrooms
- Large lounge with patio door to garden
- Ground Floor WC and also Utility Cupboard
- Double glazing throughout
- Well presented accommodation
- Easy walking distance of High Street
- Popular tucked away location





### Entrance Hall

With wood effect laminate flooring and doors off to the main accommodation.

### Lounge/Diner

15'10" x 13'9" (4.84 x 4.20)

Light and airy with sliding patio doors leading to the courtyard garden, wood effect laminate flooring and recessed spotlights. There is plenty of room for lounge seating plus a dining table and an open staircase rises to first floor landing. There is a large under stairs cupboard perfect for storage of household items.

### Kitchen

12'9" x 7'4" (3.9 x 2.25)

Semi open plan to the lounge with a range of wall and base units, built in oven and hob with extractor over, built in fridge and freezer and dishwasher. With wood effect laminate flooring, tiled splash backs, window to the front and recessed spotlights.

### WC/Cloakroom

With low level WC and hand basin.

### Utility Cupboard

A useful area with space and plumbing for a washing machine, shelving and room for boots and shoes.

### First Floor Landing

The landing has plentiful storage with two large storage cupboards and a further built in deep wall cupboard used as a wardrobe. Doors off to the two bedrooms and bathroom and hatch to the loft.

### Bedroom 1

13'9" x 10'5" (4.2 x 3.2)

A generous double with window to the front, wood effect laminate flooring, a sea glimpse and recessed spotlights.

### Bedroom 2

13'9" x 8'10" (4.2 x 2.7)

A further double with window to the front looking over roof tops up to the mountain beyond and recessed spotlights

### Bathroom

8'10" x 7'8" (2.7 x 2.35)

With low level WC, hand basin, bath and quadrant shower cubicle. Part tiled walls, wood effect laminate flooring and recessed spotlights

### Exterior

To the front of the property there is parking for 2 vehicles and a raised herring bone brick frontage where there is a large storage cupboard. by the front door. The rear garden is sunny, private and totally enclosed by panel fencing and walling. It is low maintenance laid to patio.

### Additional Information

The property is connected to mains electricity, water and drainage with full double glazing and night storage heating.

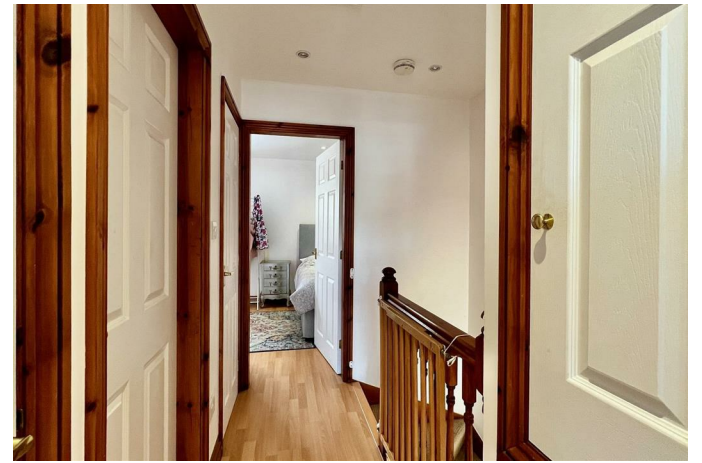
### Barmouth and its Surrounds

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.







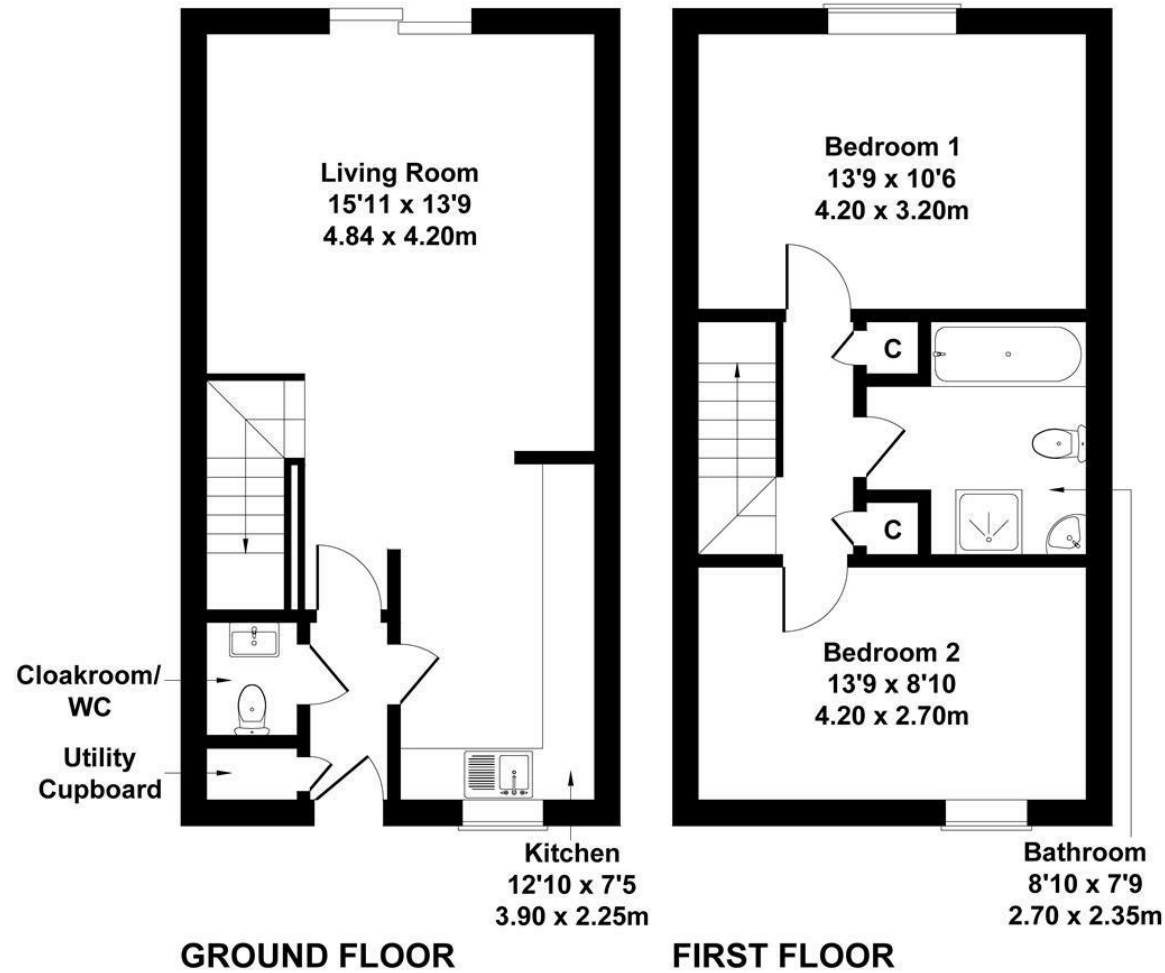






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Approximate Gross Internal Area  
861 sq ft - 80 sq m



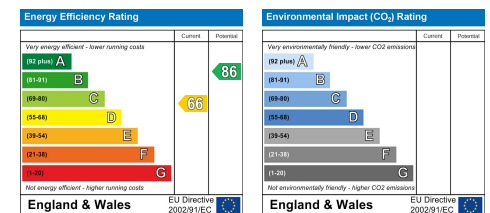
Not to scale for illustrative purposes only

## MONEY LAUNDERING REGULATIONS 2003

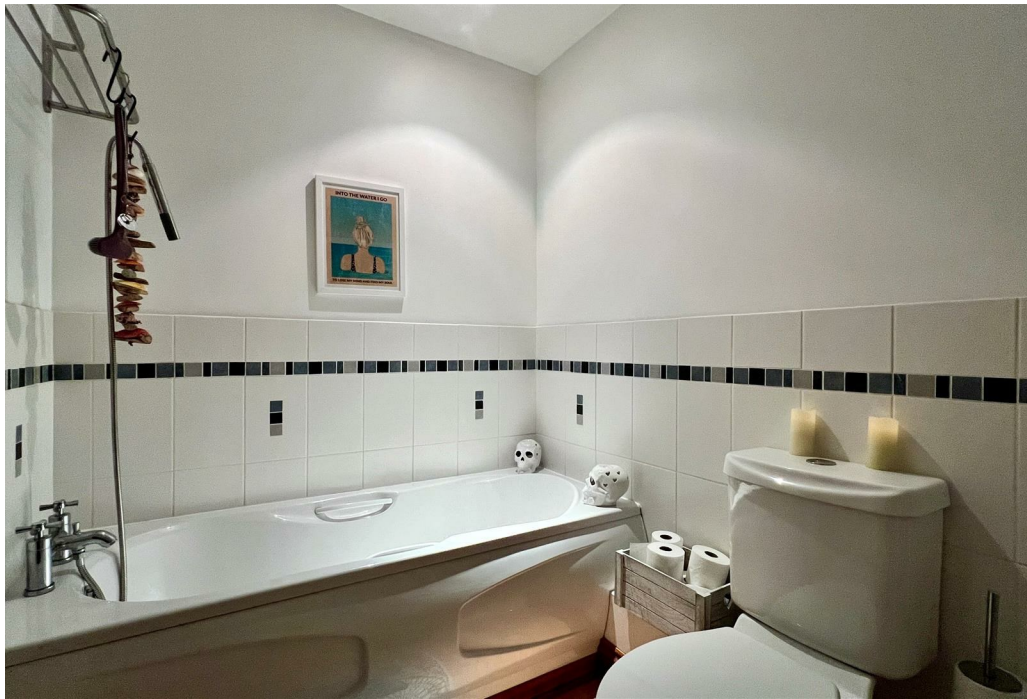
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## 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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