



Bwthyn

Barmouth | LL42 1PT

£309,995

MONOPOLY[®]

BUY ■ SELL ■ RENT

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This well proportioned 4-bedroom detached house offers the perfect blend of tranquillity, space and convenience. Just a stone's throw away from the bustling high street and the sandy beach, this property boasts a prime but tucked away location that is second to none with an attractive open aspect to the front.

Internally the house is well proportioned and has a recently installed kitchen which is open plan to the dining room and is adjacent to the courtyard garden so ideal for alfresco dining. It is fully double glazed and centrally heated with a new boiler.

The sunny courtyard garden is totally enclosed with newly laid porcelain slabs and is bordered by attractive stone walling to one side providing a peaceful retreat where you can relax and unwind. The ground floor shower room and first floor bathroom offer practicality and convenience for busy households.

With spacious and well-proportioned rooms throughout, this house offers ample space for all your needs. The open aspect to the front allows plenty of natural light to flood in, creating a bright and welcoming atmosphere throughout the property.

Additionally, on-road parking is available and transport links and all amenities are an easy flat walk from this home.

Don't miss out on the opportunity to make this wonderful property your new home. Book a viewing today and experience the best of coastal living in Barmouth.

- Detached 4 bedroom property
- 2 reception rooms
- Minutes walk from high street and beach
- Gas central heating with new boiler and fully double glazed
- Newly installed kitchen, open plan to dining room
- Quiet location with open aspect to the front
- Sunny enclosed courtyard garden
- On road parking available
- Ground floor shower room and first floor bathroom
- Spacious well proportioned rooms



Entrance Hallway

A small enclosed courtyard to the front has a path leading to the entrance door opening to an spacious hallway with attractive parquet flooring, and ample space for storing shoes & coats, plus a useful under stairs storage cupboard.

Lounge

15'8" x 11'9" (4.8 x 3.6)

Bright and airy with a large bay window with views overlooking the greens. With wood effect laminate flooring and recess in chimney breast for electric or gas fire.

Kitchen Area

8'2" x 8'2" (2.5 x 2.49)

The kitchen has been recently refitted and is open plan to the dining area. There is a contemporary range of wall and base units, built in oven with gas hob and extractor over, space for a fridge freezer and space and plumbing for a washing machine. A door leads out to the rear garden.

Dining Area

11'5" x 10'5" (3.5 x 3.2)

The dining room is open plan to the kitchen with a window over looking the rear courtyard garden and attractive wooden built in storage and display cupboards either side of chimney breast.

Ground Floor Shower Room

7'4" x 4'11" (2.25 x 1.5)

A very useful downstairs shower room with hand wash basin and WC. and shower. There is a heated towel rail and obscure window, part wooden panelling to the walls and a fully tiled shower enclosure.

First Floor Landing

A large feature window floods the central staircase and landing with light.

Bedroom 1

15'10" x 11'10" (4.83 x 3.61)

A spacious and light double to the front with large bay window overlooking the greens and over to the hills beyond and a further window with views towards the Rock and tennis courts. There is a range of built in bedroom furniture.

Bedroom 2

11'10" x 11'1" (3.61 x 3.4)

Another good sized double bedroom with lovely views from the dual aspect windows overlooking the Rock and courtyard garden. Also with a range of built in fitted wardrobes and storage.

Bedroom 3

8'5" x 7'6" (2.57 x 2.3)

With window over looking to garden to the rear.

Bedroom 4

11'2" x 7'4" (3.41 x 2.26)

To the front with a quirky shape and is ideal as a single bedroom or home office.

Bathroom

8'6" x 5'2" (2.6 x 1.6)

Attractive part tiled and part wooden panelled walls. With white suite comprising of low level WC, hand basin, panel enclosed bath, laminate flooring and obscure window.

Garden

To the rear is a large low maintenance and fully enclosed spacious walled courtyard garden with very attractive newly laid porcelain tiles and with access via a side gate or via the kitchen. The courtyard is a real sun trap and there is plenty of space for storage units to house outdoor and beach paraphernalia. To the front is a further small gated courtyard.





Parking

On road parking is available outside the property. Alternatively Bradbury's Garage (two minutes walk away) offers secure off road parking and/or garages for a small annual rental charge. An annual permit is also available for the council car parks a few minutes walk away.

Additional Information

The property is connected to mains electricity, water, drainage and gas. It is fully double glazed with gas central heating.

Barmouth and its Surrounds

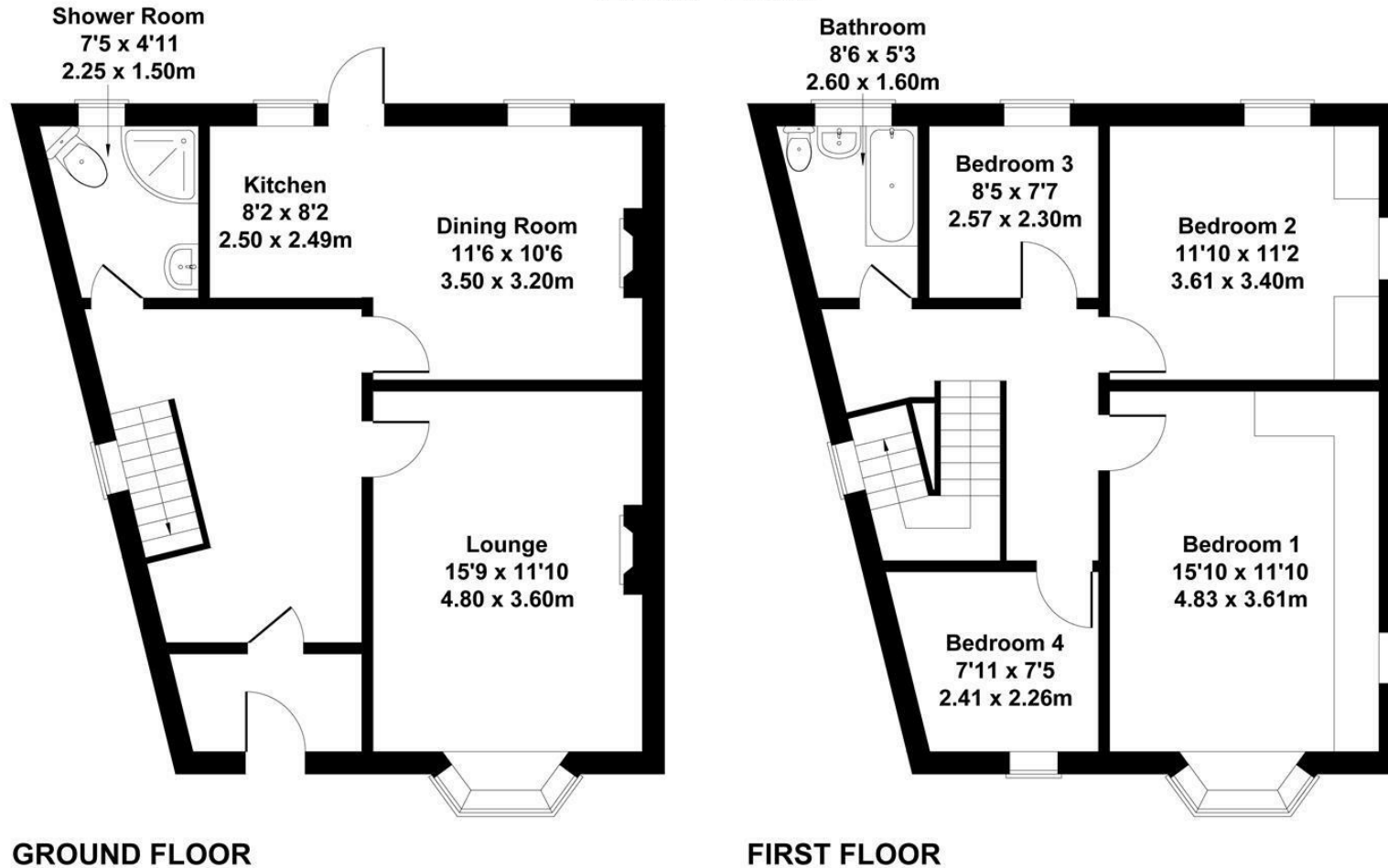
Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breathtaking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range 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
1292 sq ft - 120 sq m



GROUND FLOOR

FIRST FLOOR

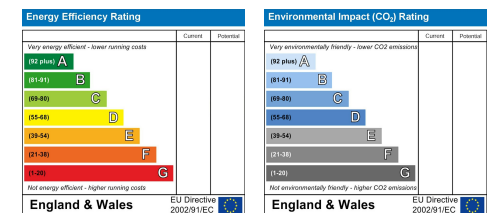
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MONEY LAUNDERING REGULATIONS 2003

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.

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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