



Bryn Gwynt

Barmouth | Merionethshire | LL42 1AZ

£610,000

MONOPOLY
BUY ■ SELL ■ RENT



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Bryn Gwynt is a cut above above, with its seaside setting, spectacular UNINTERRUPTED COASTAL VIEWS, incredibly stylishly RENOVATION and LARGE EXTENSION, it is guaranteed to take the breath away.

Whether you're enjoying a quiet coffee in front of the balcony with the morning sun rise, watching dolphins swim past, sun bathing to the sound of waves, or sharing a bottle of rosé and a BBQ in front of a spectacular sunset– this place makes it all feel effortless.

Boasting three bedrooms; the principal bedroom suite is remarkable and spans the entire first floor including dual aspect Juliette balconies with both sliding and bi-fold doors which maximise the spectacular views, bring in the sound of the waves, and allow the fresh coastal air to drift through. In addition there is a well appointed en-suite with both free standing bath and large shower, plus a large dressing room.

The kitchen/diner is the piece de resistance with a sea of granite worktops and island, bespoke units and high end appliances. Open plan to the dining area, patio doors to the front and bi-folding doors to the side seamlessly connect the outside and in and allow full appreciation of the immense sweep of the bay and the incredible location.

Glazed doors open to the cosy lounge providing a lovely flow to the accommodation. The enamel Stanley log burner provides a cosy focal point for chilly winter nights.

There are two ground floor double bedrooms and a shower room.

The coastal facing gardens are beautifully landscaped with lawns, slate patios and a large shed, all bound by stone walling and there is a driveway parking to the front.

Aluminium double glazed windows and oil fired central heating ensure comfort in all weathers.

With beach access just a few minutes walk and the hustle and bustle of Barmouth high street just a short drive or walk away, Bryn Gwynt offers the best of coastal living and we recommend booking a viewing asap as we are sure this unique property will capture your heart.

- STYLISH COASTAL PROPERTY - expansive uninterrupted views across Cardigan Bay and to the Llyn Peninsula
- PRINCIPAL BEDROOM SUITE - spans entire first floor, en-suite, dressing room, Juliette Balcony and spectacular views
- OPEN PLAN KITCHEN DINER - bi-fold and patio doors opening to slate terraces and garden
- 2 FURTHER GROUND FLOOR BEDROOMS - plus ground floor shower room
- LUXURY TEGLA KITCHEN - granite worktops and island, bespoke units and high end appliances
- BEACH AND COASTAL PATH - minutes walk from doorstep
- LANDSCAPED GARDENS OVERLOOKING THE COAST- lawns, slate patios, bound by stone walling and bordering a field
- UNDERFLOOR HEATING - to kitchen/diner, fully double glazed aluminium windows, oil central heating
- LOG BURNER - in cosy lounge
- NO ONWARD CHAIN



About Bryn Gwynt

Parts of the original property date back to 1650 and it is located close to a 13th century church. The current owners have extensively renovated and extended in 2015/6 with great pride and attention to detail.

The interior has been completely refurbished, rewired and re-plumbed throughout, a high end Tegla kitchen has been installed and new bathrooms. The property has been extensively insulated and a new central heating system installed during the renovation work.

The property has been re-roofed and the gardens landscaped to include slate patio areas and feature stone walling.

The whole house has been professionally redecorated in 2024 by Hodgson Painters & Decorators.

A new septic tank installed with soak away within the boundary of the property as part of the renovation.

Entrance Porch

8'1" x 5'6" (2.47 x 1.68)

A few steps from the driveway lead down to the rear patio and the door to the entrance porch.

Entrance Hall

With doors to the lounge, kitchen/diner, two ground floor bedrooms and the shower room, stairs rise to the first floor principal bedroom suite.

Lounge

15'2" (max) x 15'6" (4.64 (max) x 4.73)

A very cosy room with enamel Stanley log burner on

slate hearth with wooden mantle, white painted beamed ceiling and large store cupboard. Double doors open to the kitchen/diner.

Kitchen/Diner

15'11" x 21'11" (4.87 x 6.69)

The heart of the ground floor, the kitchen/diner is flooded with light from the triple bi-fold doors to the side and patio doors to the front, both providing the most spectacular coastal views. It has a tiled floor with underfloor heating.

The TEGLA kitchen itself has a sea of granite worktop plus an island, bespoke oak painted wall and base units and a large corner larder unit. It boasts a large Falcon range with 5 ring gas hob and extractor over, integrated dishwasher and space for a large American style fridge freezer.

Principle Bedroom Suite

Spanning the entire first floor, this suite is breathtaking with a large bedroom flooded with light, an en-suite shower room and dressing room.

Principal Bedroom

15'11" x 25'5" (4.86 x 7.75)

This spacious room has incredible views from the dual aspect Juliet balconies. To the side there is a glazed apex about triple bi-folding doors and Juliet balcony, and to the side are patio doors in front of a further Juliet balcony. There is more than ample room for a king sized bed plus seating in front of the amazing views and the vaulted ceiling and recessed spotlights enhance the feeling of light and space. Doors lead to the dressing room and the en-suite.

Principal Bedroom En-Suite Room

6'6" x 12'2" (1.99 x 3.73)

Best described as luxurious with a large free standing bath, separate large shower cubicle, hand basin and





low level WC. Fully tiled with roof light window and recessed spotlights.

Dressing Room

Spacious walking dressing room with shelves, draws and hanging space.

Bedroom 2

12'5" x 12'4" (3.81 x 3.76)

On the ground floor with sea views from the dual aspect windows, also a roof light window and two storage cupboards, one housing the unvented water cylinder.

Bedroom 3

11'3" x 12'9" (3.43 x 3.89)

A further large double with dual aspect and roof light windows.

Ground Floor Shower Room

7'6" (max) x 6'2" (2.31 (max) x 1.88)

Beautifully appointed and fully tiled with white suite comprising of hand basin, quadrant shower and low level WC. With heated towel rail

Exterior

The beautifully landscaped gardens face the coast and border on to the field at the side. They are bound by stone walling and laid to lawn with numerous slate patio areas. To the front there is driveway parking and steps lead to a further patio and the entrance porch.

Additional Information

The property is connected to mains electricity and water. Drainage is private to recently installed septic tank. It is fully double glazed with aluminium framed windows and benefits from oil fired central heating with underfloor heating to kitchen/diner and a log burner in the lounge.

The house already has a broadband connection but full fibre optic is installed to the post by the parking area and is ready and available to be connected to the property if required.

Article 4

We understand that the property has an Article 4 class of C3 for use as Primary Residence.

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 as 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 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.

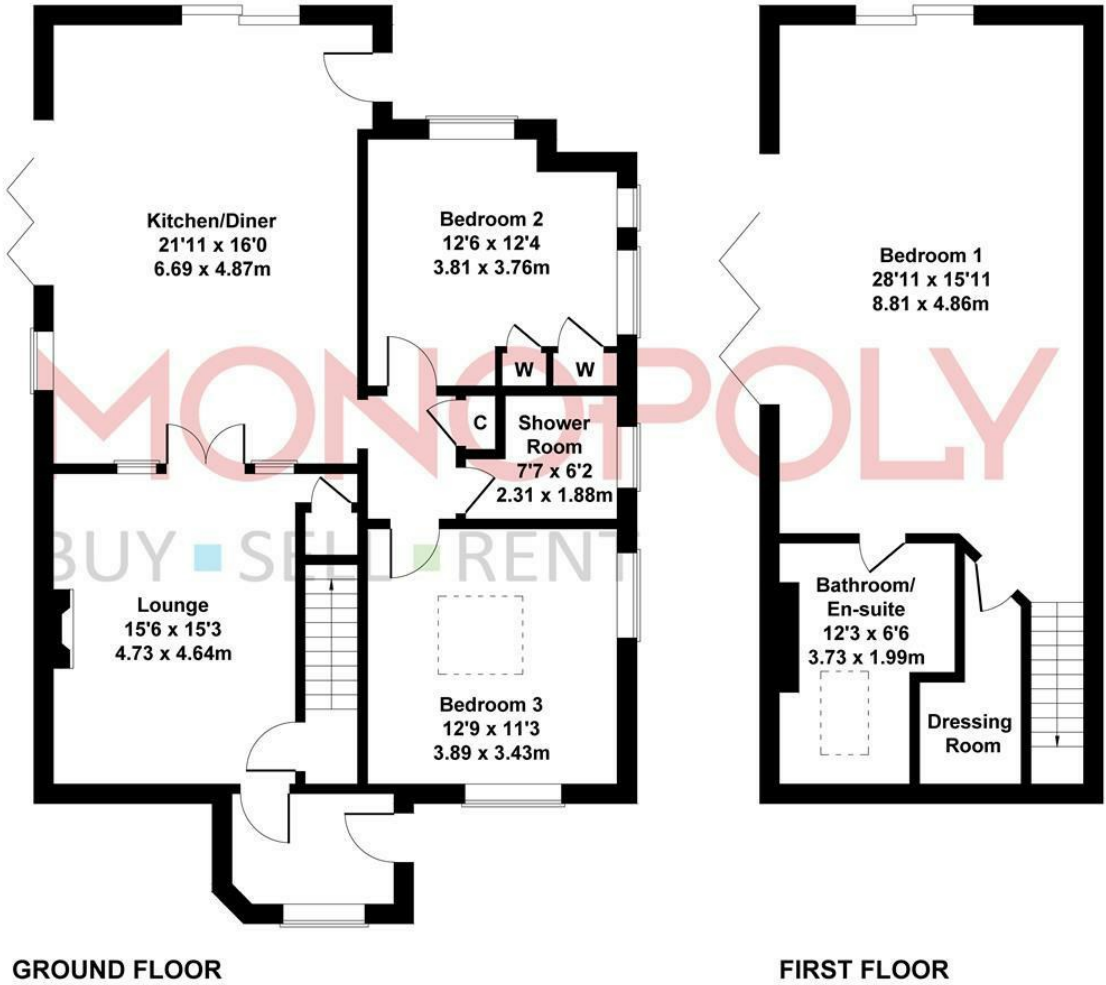






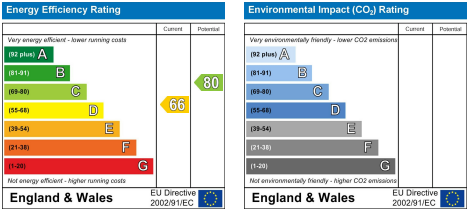
Bryn Gwynt Llanaber, Barmouth, Merionethshire, LL42 1AZ

Approximate Gross Internal Area
1625 sq ft - 151 sq m



Not to Scale. Produced by The Plan Portal 2025
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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