



8

Barnmouth | LL42 1DT

Offers In Excess Of £400,000

MONOPOLY
BUY ■ SELL ■ RENT



8

Barmouth | | LL42 1DT

Located in the sought after and prestigious Swn y Dail development, this exceptional three-bedroom house offers a unique blend of modern living and natural beauty.

It is located in a tranquil setting surrounded by woodland with estuary and sea views and yet only a 10 minute stroll from a sandy beach and the centre of the charming coastal town of Barmouth. The property is perfectly positioned between the rugged Rhinog mountain range and the stunning Mawddach Estuary.

Set within a meticulously landscaped Victorian walled garden, the property enjoys a glorious elevated position, with sea views from the principal bedroom and it is a pleasant walk to local viewpoints with stunning panoramic views of the estuary.

This home boasts architectural flair and is designed for comfort and efficiency. Fully double glazed with high thermal efficiency windows, it features state-of-the-art underfloor heating on the ground floor and in the first-floor bathrooms, ensuring warmth and comfort throughout. With an impressive EPC score of B and five years remaining on the NHBC warranty, you can enjoy peace of mind for your investment.

The build quality is exceptional, crafted by the award-winning Stonewest building company, renowned for their commitment to craftsmanship and quality.

This home is ready for you to move in and enjoy. Making it an ideal opportunity for those looking to settle in this picturesque location.

- **EXCEPTIONAL UNIQUE LOCATION** - Tranquil setting surrounded by woodland with estuary and sea views and yet only a 10 minute stroll from a sandy beach and the town centre.
- **OUTSTANDING BUILD QUALITY** - faultless architecture and build quality with green credentials and EPC B
- **SPACIOUS ACCOMMODATION** - 3 bedrooms, one with en-suite and sea view one with Juliette balcony plus family bathroom and ground floor WC
- **NHBC FOR PEACE OF MIND**- balance of 10 year warranty remaining
- **TWO PARKING SPACES AND GARAGE** - plus additional guest spaces
- **WALLED GARDEN** - charming south facing low maintenance rear garden with historic wall and "door in wall"
- **AMENITIES ON THE DOOR STEP** - Close to sandy beaches, bustling Barmouth resort and beautiful woodland and estuary walks
- **CONTEMPORARY AND STYLISH**- Underfloor heating to ground floor and first floor bathrooms
- **OPEN PLAN LIVING AT ITS BEST** - spacious and well planned open plan lounge/diner/kitchen



Hallway

A part covered porch with large walk in lockable storage cupboard storage and boot/shoe seat leads to the front door which opens in to a large welcoming hallway with two large storage cupboards one of which contains the unvented pressurised hot water cylinder and storage space.

Cloakroom

With white suite consisting of low level WC and wash handbasin set in vanity unit.

Lounge/Diner/Kitchen

The hallway opens into a large open plan living space with floor to ceiling glazing to the rear over looking and opening to the garden.

This contemporary space is beautifully proportioned and benefits from underfloor heating throughout, there is a spacious living area, a stylish high end kitchen plus discrete dining area.

Living Area

19'7" x 15'10" (5.99 x 4.83)

To the rear with glazed Velfac double patio doors and full length windows enjoying views out to the back garden and original Victorian stone wall and access on to external slabbed patio areas. Feature inset 'Gazco Skope' LED realistic electric fire, recessed LED spotlights and under-stairs storage cupboard.

Kitchen and Dining Area

18'0" x 11'9" (5.51 x 3.6)

A delightful contemporary kitchen comprised of floor and wall units with integrated appliances including; fridge/freezer, AEG stainless oven, AEG microwave/grill, 5 plate AEG induction hob, AEG extractor and dishwasher. Recessed LED spotlights and breakfast bar and window to the front with

remote control electric blind.

The dining area benefits from recessed LED spotlights, space for a large dining table and chairs.

Stairs rise to the first floor.

Principal Bedroom

14'3" x 12'3" (4.35 x 3.75)

Large double bedroom with a lovely outlook over the walled back garden and through to the sea, remote control electric blind and door to en-suite:

En-Suite Principal Bedroom

12'3" x 5'0" (3.75 x 1.54)

Contemporary and spacious with white suite comprising of walk in shower, low level WC, wash hand basin set in vanity unit and heated towel rail. Fully tiled walls and floor, underfloor heating and obscure glazed window to rear elevation.

Bedroom 2

13'7" (max) x 11'9" (4.16 (max) x 3.59)

Lovely light double bedroom due to the glazed Juliet balcony door and glass balustrade with full length windows to each side overlooking the Walled Garden development to the beautiful woodland beyond.

Benefitting from quality fitted wardrobes.

Bedroom 3

10'7" x 7'5" (3.25 x 2.27)

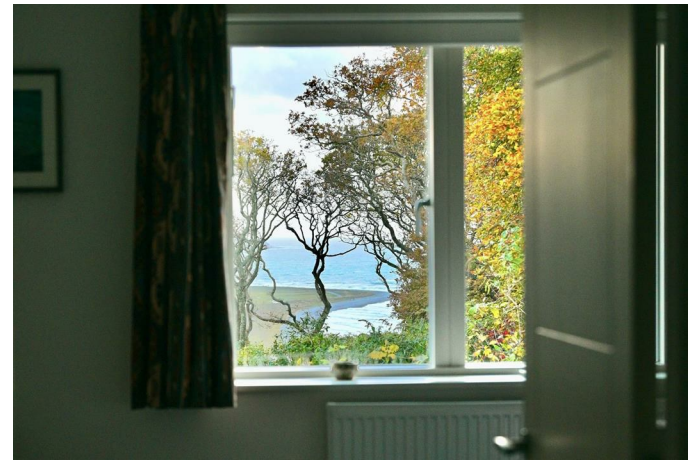
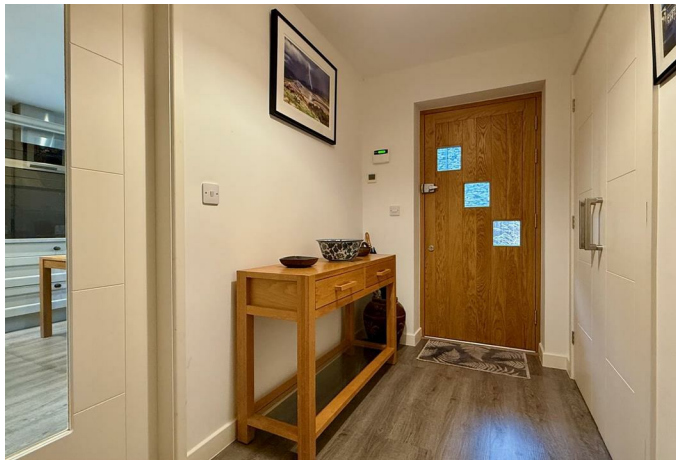
An ideal single bedroom or perfect study with views to the front elevation across the Walled Garden development to the woodland beyond. With remote control electric blind.

Family Bathroom

8'9" x 7'3" (2.69 x 2.23)

Stylishly appointed with white suite comprising of bath with shower and glazed screen over, low level





WC, wash hand basin set in vanity unit and heated towel rail. Fully tiled walls and floor, underfloor heating and obscure glazed window to side elevation.

Exterior

The front garden is laid to lawn with landscaped, planted beds. The rear garden of number 8 is fully enclosed and bordered by the beautiful, original stone built Victorian wall. There is a garage with up and over door and rear entrance and two dedicated parking spaces; three additional shared visitor parking spaces are available. The entire development is beautifully maintained with herbaceous borders and the area is bordered with peaceful, mature woodland.

Garage

21'5" x 9'6" (6.53 x 2.90)

With up and over door, power, lighting, eaves storage space and lockable rear access door.

Additional Information

The property is Council Tax Band D. Please note, an annual charge of circa £600 is payable by all residents to the Swn Y Dail Management Limited Company to ensure it continues to be maintained to an exceptional standard, further details can be provided upon request. PLEASE NOTE - THERE IS A COVENANT ON THE TITLE THAT EXCLUDES ANY HOLIDAY RENTAL OF THE PROPERTY.

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.

For those that require it, a private aircraft can be landed at Llanbedr airport which is about 7 miles from this property.

Article 4

The property is Class C3 Primary Residence.

“Article 4 stipulates that a property that is currently used for residential purposes will need planning permission for use as either a second home or holiday let”

Cyngor Gwynedd has served an Article 4 Direction 'Notice' for the Gwynedd Local Planning Authority area.

Article 4 Direction stipulates that planning consent is required for the following use:

Change of use of a main residence (use class C3) into a second home (use class C5) or short-term holiday let (use class C6) and specific mixed uses;

Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;

Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.

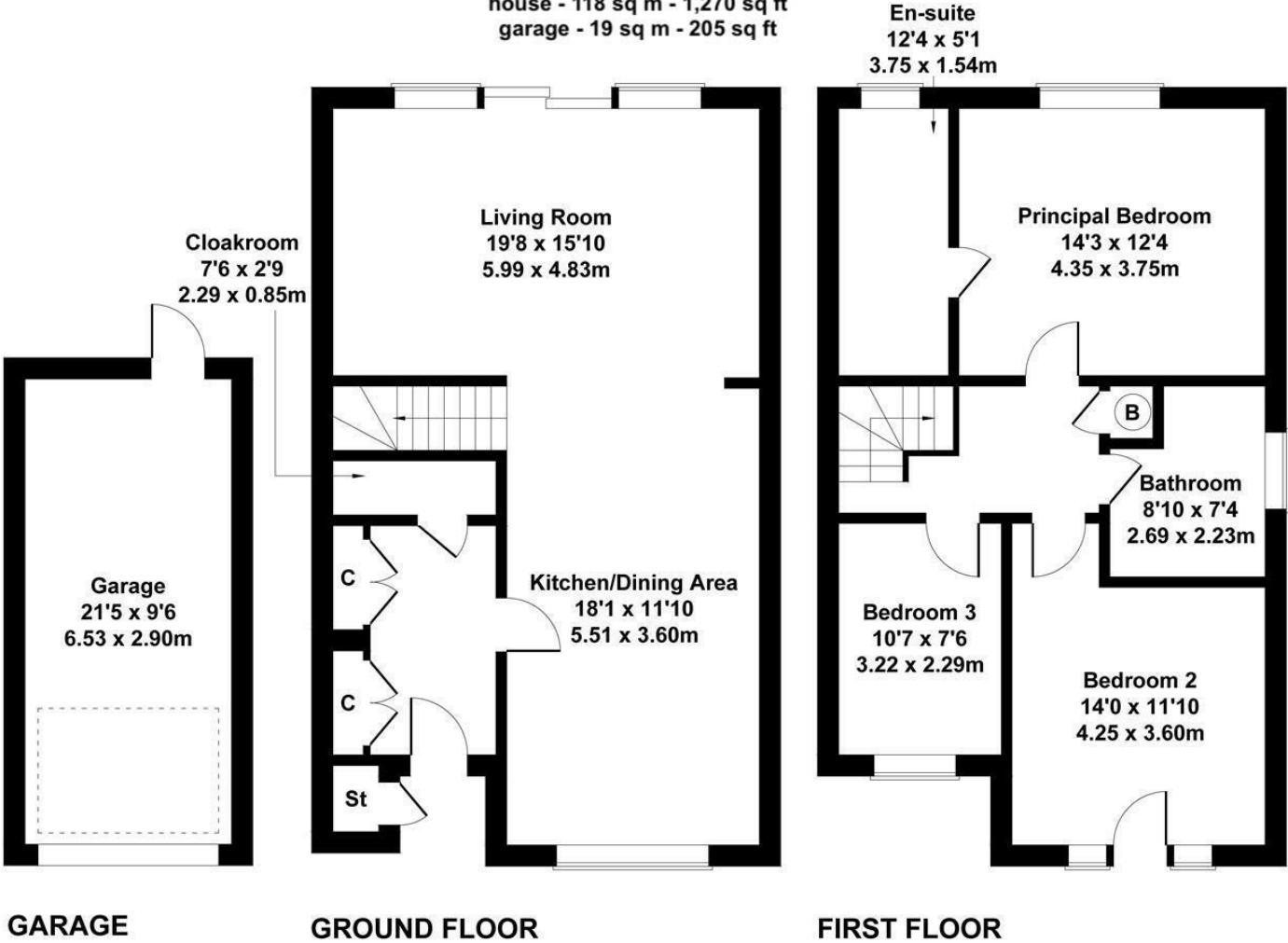






8 Swn y Dail

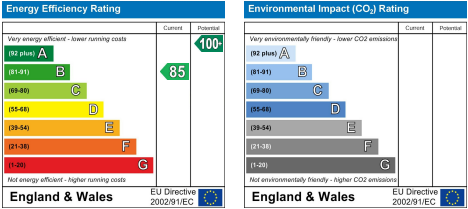
Approximate gross internal area;
house - 118 sq m - 1,270 sq ft
garage - 19 sq m - 205 sq ft



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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