



6 Walled Garden

Barmouth | LL42 1DT

£399,950

MONOPOLY
BUY ■ SELL ■ RENT

6 Walled Garden

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An exceptional property on the exclusive, prestigious, multiple award winning Swn y Dail development between the rugged Rhinog mountain range and the breathtakingly beautiful Mawddach Estuary on the outskirts of the popular coastal town of Barmouth. As well as having architectural flair and grace the property has an outstanding EPC score and 7 years of the NHBC warranty remaining for extra peace of mind.

The build quality is outstanding and the prime elevated setting is glorious; it sits within a meticulously landscaped Victorian walled garden area that has been adapted to provide a spectacular setting off the aptly named 'Panorama Road'. Set within a lush green wooded backdrop with sea views from the development. The property has been built by the multi-award winning Stonewest building company that has deservedly developed a reputation for craftsmanship, honesty and quality with their customers.

The property is being sold with the benefit of NO ONWARD CHAIN.

- Prestigious, exclusive development
- The property is being sold with the benefit of NO ONWARD CHAIN.
- Underfloor heating to ground floor & bathrooms
- Balance of 10 Year NHBC Warranty
- Peaceful setting
- Parking and garage
- Outstanding architecture and build quality
- Close to beautiful sandy beaches
- South facing low maintenance gardens
- EPC Score 'B'



Development Information

Swyny Dail is an exclusive development off Panorama Road nestled in beautiful woodland above Barmouth. The property benefits from mains gas, drainage, electricity and water. With the environment in mind, all the properties are insulated to the highest standard and include underfloor heating to the ground floor and bathrooms and Velfac high thermal efficiency double glazing.

The property has a garage and two designated parking spaces with three further visitor spaces available. It also benefit from a Juliet balcony with delightful woodland views and is finished down to the finest detail with a mixture of render, timber cladding and stonework. It also has beautifully landscaped gardens and the communal areas have been extensively landscaped to create a very pleasing environment that blends in with the surrounding woodland.

The Walled Garden was created in 1835 and an original placard from this time has been inset over the garage block and is inscribed; 'This garden was enclosed in MDCCCXXV (1835) AD. Pure healthy garden of herbs, a second Eden bountiful of fruit. May whom own it be completely under the blessing and dew of Heaven. David Thomas'.

Hallway

The front door opens in to a large welcoming hallway with two large storage cupboards one of which contains the unvented pressurised hot water cylinder and space and plumbing for washing machine. Externally next to the front door is a large walk in lockable storage cupboard. Door through to;

Cloakroom

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

Open Plan Lounge/Kitchen/Diner

The hallway opens into a large open plan living space which is beautifully proportioned and benefits from underfloor heating throughout.

Lounge Area

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.

Dining Area

Recessed LED spotlights, space for dining table and access to staircase.

Kitchen Area

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.

Landing

Walk in cupboard housing gas boiler, loft hatch access, doors through to;

Principal Bedroom

Large double bedroom with a lovely outlook over the walled back garden, door leads through to;

Principal Ensuite

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

Bedroom 2

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

Bedroom 3

Good sized single bedroom or study with views to the front elevation across the walled Garden development.





Family Bathroom

Stylishly appointed with white suite comprising of low level WC, wash handbasin set in vanity unit, bath with shower and glazed screen over and heated towel rail. Fully tiled walls and floor, underfloor heating and obscure glazed window to side elevation.

Outside

Front garden set to lawn with landscaped, planted beds. The rear and side gardens of number 6 are 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; there are also three additional visitor parking spaces available. The development is beautifully landscaped with herbaceous borders and the area is bordered with peaceful, mature woodland.

Garage

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

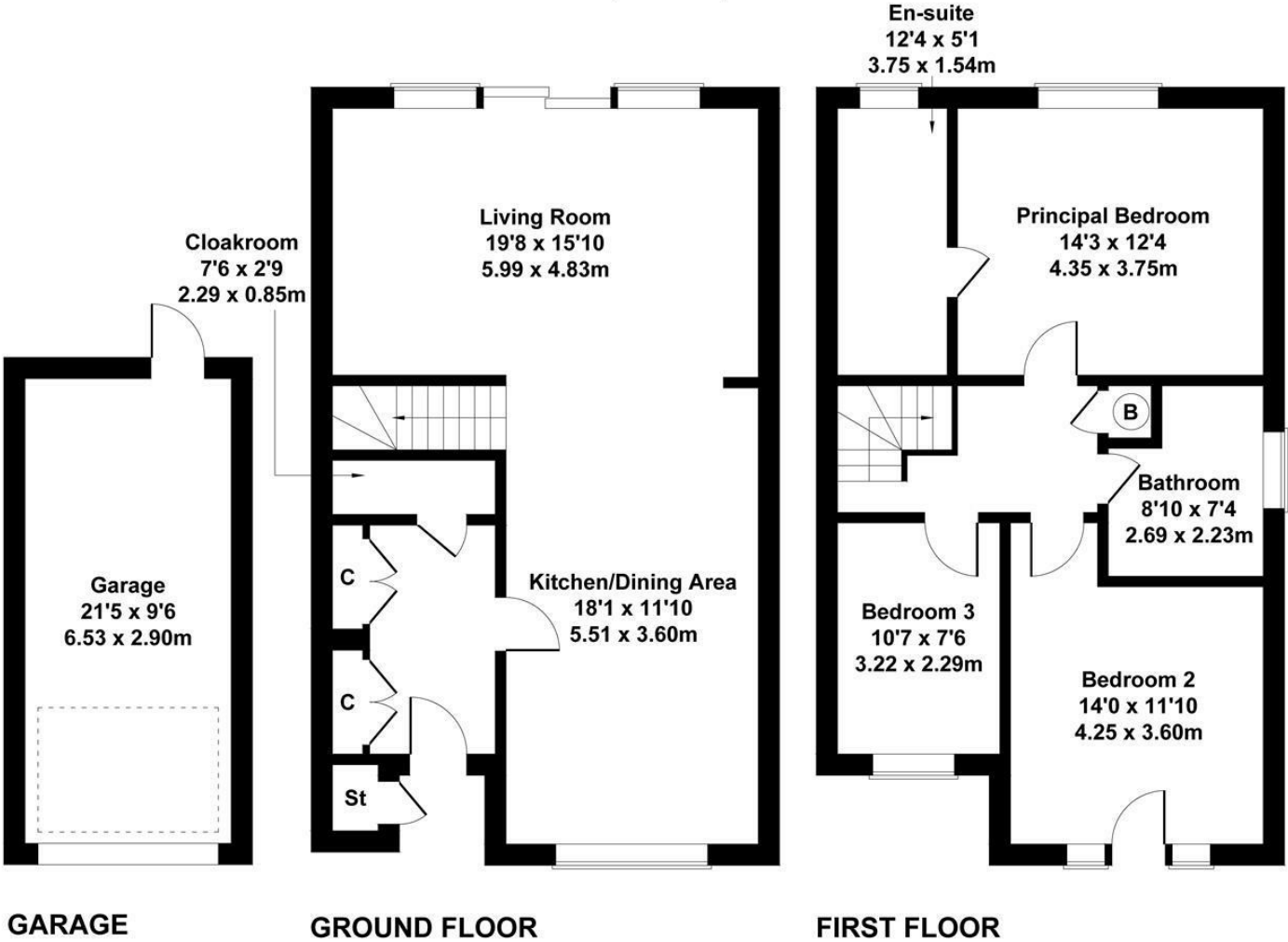
Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breathtaking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range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



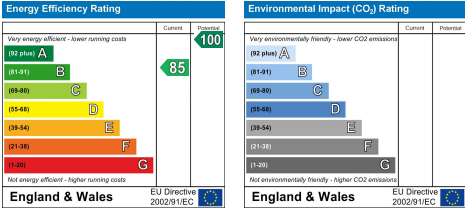
6 Swn Y Dail

Approximate Gross Internal Area
1475 sq ft - 137 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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