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Barmouth | LL42 1YA

£620,000

MONOPOLY
BUY ■ SELL ■ RENT



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A unique detached coastal home offering a rare opportunity to own a stunning beachside property of exceptional quality with breathtaking sea views. This contemporary four-bedroom home is beautifully presented throughout, showcasing a superb layout with a wealth of glazing designed to maximise the fantastic views.

One of the stand out features is the large sea facing wrap round balcony with glazed balustrade. In addition there is a double garage and extensive driveway parking with space for multiple vehicles, camper vans, boats etc.

Internally there is an abundance of natural light throughout the spacious living areas. The property boasts two generous reception rooms, perfect for entertaining or relaxing with family. The large kitchen/diner is a culinary enthusiast's dream, well equipped with a range of built in appliances providing ample space for cooking and dining together.

The principal bedroom features both an ensuite bathroom and a large walk-in wardrobe, while two additional bedrooms also benefit from en-suites, ensuring comfort and privacy for all. A well-appointed family bathroom, dedicated laundry room and a large garage add to the practicality of this remarkable home.

On a generous plot there are lawned and gravelled gardens facing the coast and the house is situated at the end of a quiet cul-de-sac where there is a private track leading down to the beach.

With the lovely sandy beach just a few minutes' walk away, a leisurely stroll along the promenade leads to the bustling town of Barmouth, where you can enjoy a variety of attractions and amenities and this property truly embodies the essence of coastal living. This is a rare opportunity to acquire a home that combines luxury, comfort, sea views and an enviable location.

- 4 bedroom beachside side detached property with expansive sea views
- Individual contemporary design
- Large wrap round balcony facing the coast
- Large garage and extensive driveway parking
- Superb sunroom with glazing to three sides and expansive sea views
- Principal bedroom with en-suite and walk in wardrobe
- Large kitchen/diner plus utility room
- Ensuites to 3 bedrooms plus family bathroom and cloakroom
- At end of private cul de sac with pathway to beach, walking distance of Barmouth amenities



Entrance Hall

From the driveway the front door opens to a welcoming entrance hall with doors off to the kitchen/diner, cloak room and garage.

Living Room

16'0" x 13'0" (4.88 x 3.98)

Spacious and light, semi open plan to the sun room beyond and having expansive sea views. There is a contemporary log burning stove with slate surround and hearth, French doors to the garden and wood effect laminate flooring.

Sun Room

16'3" x 11'2" (4.97 x 3.42)

Glazed on three sides with triple aspect views across the coast to Llyn Peninsula, Bardsey Island and down to Fairbourne and beyond.

Kitchen/Diner

18'4" x 15'11" (5.6 x 4.87)

An outstanding room with French doors to the large balcony and expansive sea views. through the dual aspect windows There is a generous range of contemporary wall and base units with quartz work top over, island plus wooden breakfast bar and ample room for a large dining table and chairs. Benefitting from a range of integrated appliances including; 3 built in AEG ovens, coffee machine, fridge freezer, AEG dishwasher, AEG induction hob with extractor over, AEG 145l wine fridge. There is a ceramic Belfast style sink and contemporary Fired Earth gold tiles behind the hob and island.

Wrap Round Balcony

With glass and oak balustrade and composite decking. French doors to kitchen/diner and with access from the driveway and steps to the lower garden.

Utility Room

9'6" x 5'10" (2.92 x 1.78)

On the first floor with wall and base units and counter over, large white sink and space and plumbing for a washing machine and a tumble drier.

Cloak Room

5'6" x 4'3" (1.7 x 1.31)

White suite comprising of low level WC, hand basin and base units with counter over. Tiled splash backs and wood effect laminate flooring.

Principal Bedroom

13'1" x 11'9" (4 x 3.6)

A king sized room with lovely views towards the coast, over to Barmouth and adjacent greenery. Patio doors open to the garden. Door to en-suite and door to walk in wardrobe.

En-Suite Principal Bedroom

6'11" x 6'4" (2.12 x 1.94)

With large walk in shower with drench feature, low level WC, hand basin and range of bathroom furniture with counter over, contemporary tiled walls, wood effect click flooring and heated towel rail.

Walk in Wardrobe Principal Bedroom

7'10" x 5'8" (2.4 x 1.74)

A large walk in wardrobe/ dressing room with hanging space, shelving etc.

Bedroom 2

12'11" x 10'8" (3.96 x 3.27)

A further kingsized room with beautiful sea views, wood effect laminate flooring and door to en-suite.

En-Suite Bedroom 2

7'5" x 2'10" (2.27 x 0.88)

With white suite comprising of low level WC, walk in shower, hand basin and tiled walls. Obscure window to the side.





Bedroom 3

10'4" x 9'4" (3.15 x 2.87)

A double bedroom with sea views and French doors opening to the patio beyond.

Bedroom 4

16'0" x 9'3" (4.9 x 2.84)

King sized bedroom with views across to the Llyn Peninsular. Wood effect laminate flooring and door to en-suite.

En-Suite Bedroom 4

8'2" x 5'10" (2.5 x 1.8)

With large walk in shower with drench attachment, hand basin, low level WC, heated towel rail, bathroom furniture and tiled walls.

Family Bathroom

8'5" x 6'10" (2.58 x 2.09)

Family bathroom with bath, low level WC, hand basin in vanity unit and white tiled walls. Wood effect click flooring, obscure window and heated towel rail.

Garage

18'10"x 10'9" (5.75x 3.28)

A large garage with electric up and over door to the driveway, door to hallway and window to rear. With lighting and power, space for large chest freezer, American style fridge freezer, boiler and attic storage space.

Exterior

To the front is a very large level driveway with turning space and ample room for several vehicles, boats etc and access to the garage. There is a large balcony accessed from the driveway, house and garden. The plot faces the coast with a very sunny aspect and the rear has a back drop of trees and bushes.

There are flat lawns to the side and a further gravelled area to the front. A blank canvas with some landscaping required to the generous plot.

Additional Information

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

The property is located in a private cul de sac to which all the residents hold a share of the freehold and share the maintenance of the driveway. Residents pay £100 per annum into a sinking fund to cover any expenses.

Barmouth, Llanaber and the Surrounds

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 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.

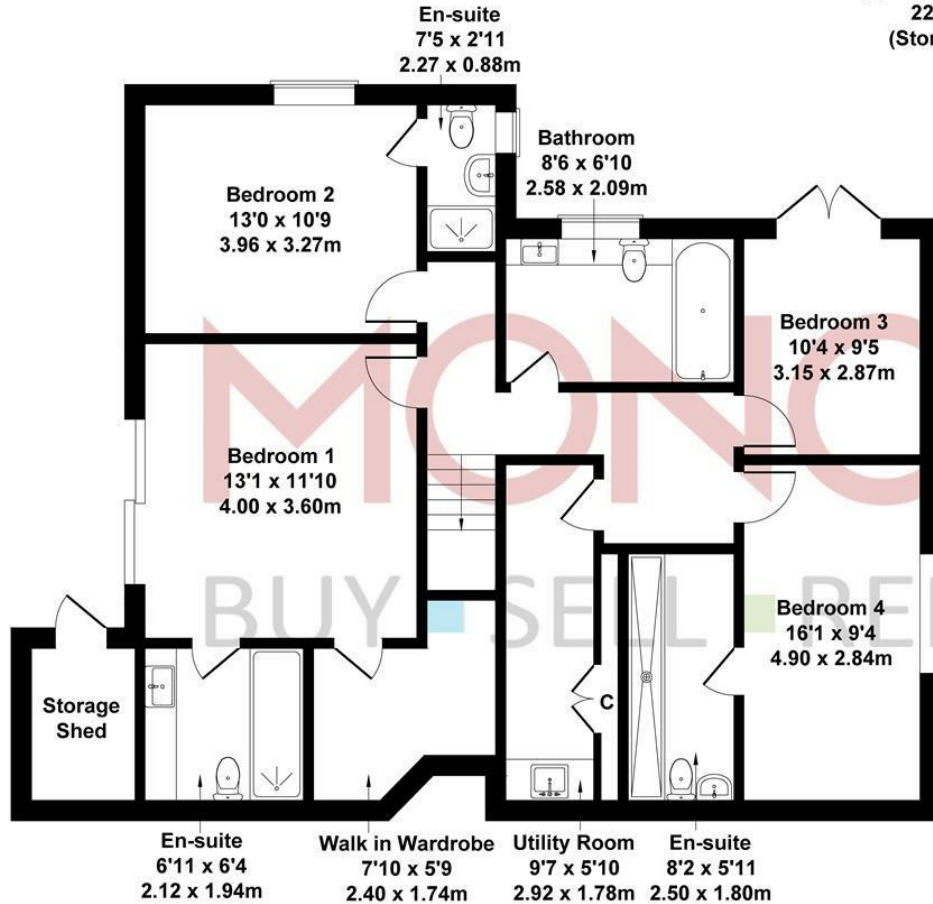




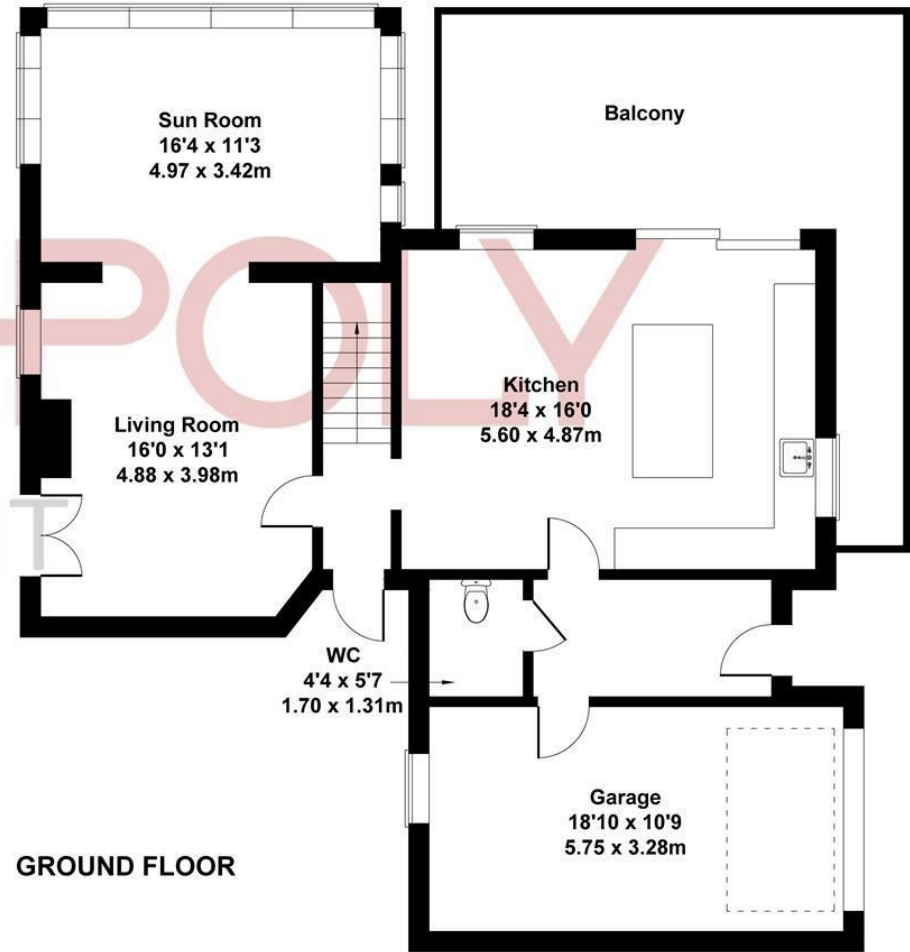


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Approximate Gross Internal Area
2217 sq ft - 206 sq m
(Storage Shed Including)



LOWER GROUND FLOOR



GROUND FLOOR

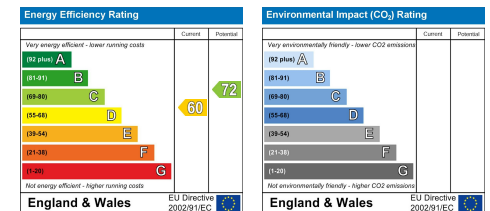
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MONEY LAUNDERING REGULATIONS 2003

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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