



Tom Parry

Swn Y Gwynt Llwyngwrl, Llwyngwrl, LL37 2JQ

£299,999

Swn Y Gwynt Llwyngwrl, Llwyngwrl, LL37 2JQ

A beautifully renovated two-bedroom coastal bungalow enjoying truly spectacular, far-reaching sea views. Thoughtfully redesigned throughout, this stylish home offers contemporary, turnkey living in an elevated position that makes the most of its exceptional outlook.

The interior has been fully modernised, featuring a bright open-plan living space with wall to wall sliding patio doors that frame the panoramic seascape. A sleek, newly fitted kitchen, two well-proportioned bedrooms, and a high-quality shower room complete the refined accommodation.

While the property offers little to no traditional garden, it more than compensates with a superb balcony and generous decking, creating an effortless indoor-outdoor flow and providing the perfect setting for relaxing, dining, or simply absorbing the ever-changing coastal views.

A rare opportunity to acquire a low-maintenance, high-impact coastal home where modern comfort meets breathtaking natural beauty.

To make life even easier, all contents including hot tub can be included by separate negotiation.

Accommodation comprises: (all measurements are approximate)

Steps down from parking area to entrance door into

ENTRANCE HALLWAY

Fitted carpet, radiator, loft access, cloak cupboard, doors leading to

LOUNGE

3.97 x 5.21 (13'0" x 17'1")

Unbeatable stunning sea views over Cardigan Bay and beyond to Barmouth, sliding doors to balcony, feature fireplace with wooden surround, marble hearth and inset electric fire, fitted carpet, radiator, window to side, door into

KITCHEN

2.44m x 2.57m (8'0" x 8'5")

Contemporary and stylish fitted kitchen comprising wall and base units with granite worktops and splashback, inset sink, integrated electric oven with hob and extractor hood above, integrated dishwasher and washing machine, breakfast bar, laminate flooring, window to side

BEDROOM 1

2.93 x 3.36 (9'7" x 11'0")

Window with stunning sea views, radiator, fitted carpet

BEDROOM 2

3.00 x 3.04 (9'10" x 9'11")

Window to front, fitted carpet, radiator

SHOWER ROOM

Spacious shower with fully tiled enclosure and rainfall shower head, wash hand basin with vanity cupboard below, low level w.c. with concealed cistern, fully tiled walls, chrome heated towel rail, laminate flooring, obscured window to front

EXTERNAL

Adjacent to the road side is a private parking space for one vehicle.

Steps lead down to front of property.

Gated path to the side leads to decking area and onto full width balcony to the rear with the most outstanding views.

LOCATION

Llwyngwrl is small, friendly, and traditional village and is perfect for anyone who loves scenic living. Popular activities include: Coastal walks along the Wales Coast Path; Exploring nearby beaches like Fairbourne and Barmouth; Hiking in the southern Eryri foothills. You will find stone cottages, a peaceful high street, a public house and a close-knit community that values its quiet rhythm. Lwyngwrl is served by good train and bus services.

SERVICES

Mains water and electricity.

Private septic tank drainage (not shared).

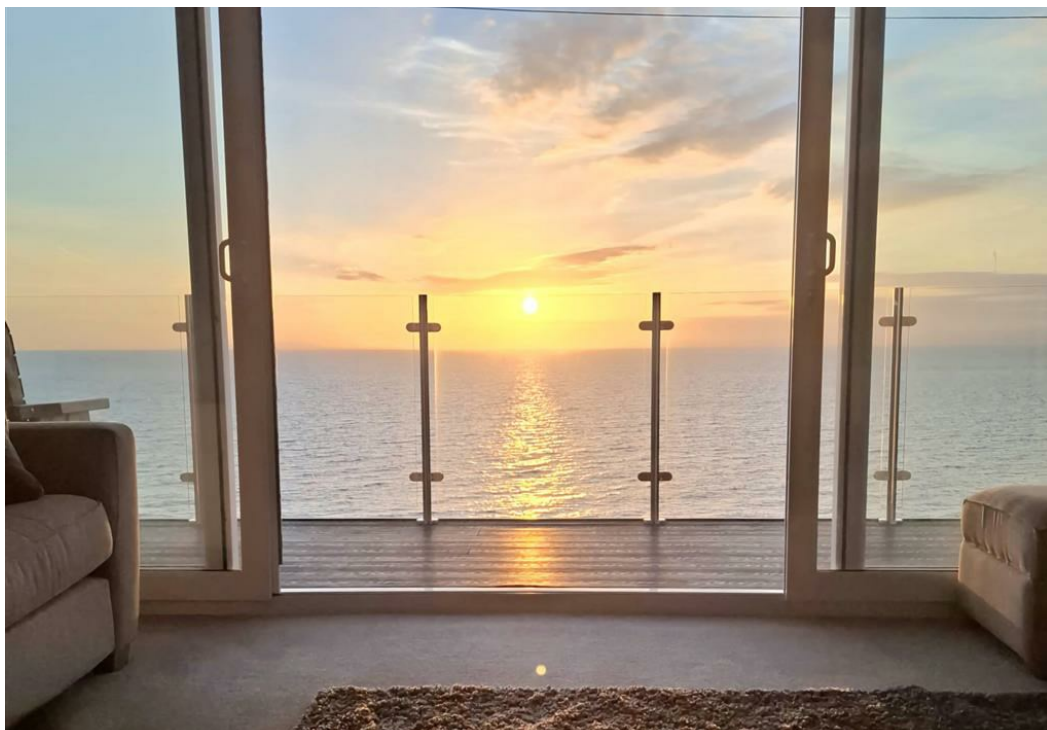
MATERIAL INFORMATION

Freehold property of standard construction

Gwynedd council tax band D

For Article 4 purposes the property is currently classed as a second home (C5)



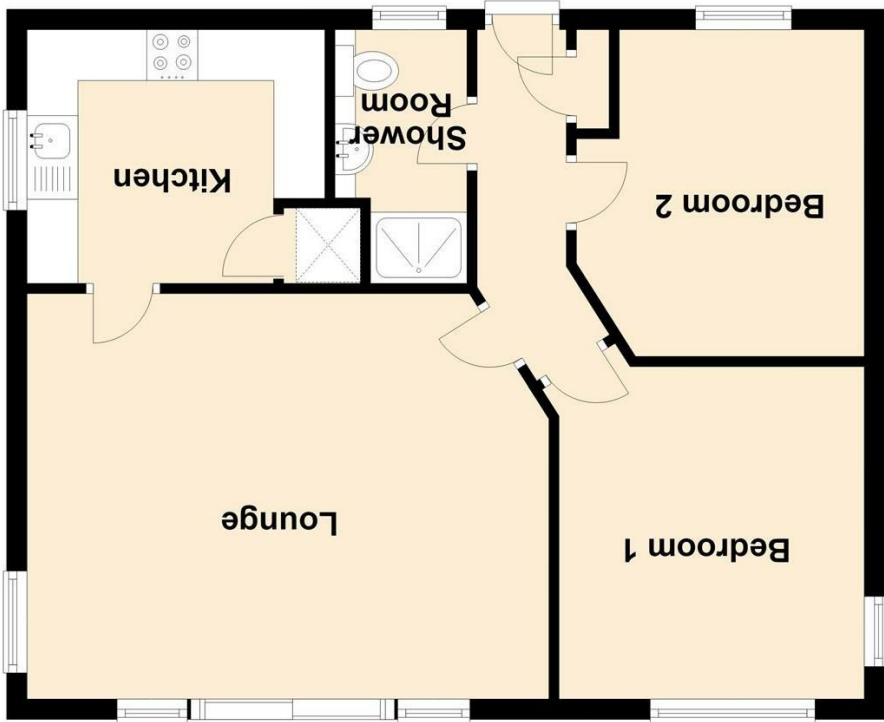




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Total area: approx. 54.0 sq. metres (581.6 sq. feet)



Ground Floor
Approx. 54.0 sq. metres (581.6 sq. feet)

Swan Y Gwynll LLWNGWILL LL37 2JQ		Energy rating E	Valid until: 22 July 2036	Certificate number: 0914-3022-3203-776-9200
Property type Detached bungalow				
Total floor area 49 square metres				

Energy performance certificate
(EPC)

