



4 Crud Y Mor

Barmouth | LL42 1BF

Offers In Excess Of £350,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





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Barmouth || LL42 1BF

No doubt the best in the row, this superbly located end property is one of only four architecturally designed townhouses and benefits from sea views to both rear and side making it a truly special home flooded with light and vistas from all angles. A stone throw from the sandy beach, this stunning house offers an exceptional living experience with breathtaking views of Cardigan Bay, a contemporary interior and with 7 years remaining on the NHBC.

A spacious open-plan living area seamlessly connects to a large contemporary kitchen, perfect for entertaining or enjoying family meals. The property boasts three well-appointed bedrooms, including a luxurious principal suite with an en-suite bathroom spanning the entire second floor enjoying sea and mountain views from the windows to the side and rear. A utility room and ground floor cloakroom enhance the thoughtful design of this property.

Not to be outdone, the second bedroom has a Juliette balcony with exceptional sea views and the third bedroom also enjoys sea views. A luxurious bathroom services both bedrooms.

Patio doors from the lounge open to the low-maintenance garden, ideal for relaxing in the sun or hosting gatherings.

Parking is a breeze with a dedicated space and additional guest parking available, a valuable asset in this sought-after area. The house is situated on a private road, enhancing the sense of exclusivity. With underfloor heating on the ground floor, this home combines modern comforts with an enviable location.

In summary, this property is not just a house; it is a lifestyle choice, offering incredible presentation and an opportunity to enjoy the best of coastal living in Barmouth. Don't miss your chance to make this remarkable home yours.

- Superb newly built architecturally designed townhouse with incredible sea views.
- Sea end of the row and consequently benefitting from views to 3 sides. One of only 4 exclusive houses.
- 3 double bedrooms with large principle bedroom suite with en-suite shower room.
- Contemporary open plan living space with well equipped kitchen and patio doors to garden
- Juliette balcony to bed 2
- Valuable parking - dedicated parking with guest spaces also
- EPC B (86) with underfloor heating to ground floor, fully double glazed with gas central heating
- Low maintenance sunny and private garden
- Close to sandy beach and minutes walk to Barmouth high street and amenities
- 7 years remaining on NHBC and immaculately presented throughout



Entrance Hall

A welcoming entrance hall with access to lounge/kitchen/diner, door to cloakroom and bespoke staircase with glass panels rising to the first floor. Underfloor heating below the wood effect laminate flooring and door to large utility cupboard with space and plumbing for washing machine, and space and vent for tumble drier.

Kitchen/Lounge/Diner

30'8" x 15'3" (9.36 x 4.65)

A stylish light and airy open plan space with large living area and patio doors to the garden plus window to the side with sea views. The well equipped contemporary kitchen has a solid oak breakfast bar. There is space for a dining table and chairs, underfloor heating and wood effect laminate flooring throughout.

The attractive kitchen has a range of wall and base units in charcoal with pebble paint effect finishes under generous white work surfaces. The range of integrated appliances include electric oven, halogen hob with stainless steel extractor over, dishwasher and fridge freezer. Benefiting from window to front and side.

Cloakroom

With laminate flooring, low level WC and hand basin.

Utility Area

This space off the hallway has space and plumbing for a washing machine and space and vent for a tumble drier. This also houses the controls for the underfloor heating and also the Worcester Bosh boiler.

Principal Bedroom Suite

This suite spans the whole of the top floor and benefits from glorious sea views and views across Barmouth to the Cader mountain ranges, en-suite shower room and plenty of built in storage.

Principal Bedroom

13'1" x 11'6" (3.99 x 3.52)

Light and airy king sized room with high sloping ceilings, glorious expansive sea and mountain views from both the window to the side and the large roof light windows. Built in storage and access to the well appointed en-suite shower room.

En-Suite to Principal Bedroom

11'6" x 5'4" (3.53 x 1.64)

With walk in shower cubicle, hand basin in vanity unit, low level WC, heated towel rail and Velux window. Wood effect laminate flooring and two built in storage cupboards.

Bedroom 2 with Juliette Balcony

8'3" x 7'11" (2.54 x 2.43)

On the first floor benefitting not only from the windows to rear and side with sea views but also a Juliette balcony over looking the coast, Barmouth and the Cader mountain ranges. Perfectly placed to open wide and enjoy the gentle sea breezes.

Bedroom 3

15'1" x 8'8" (4.61 x 2.66)

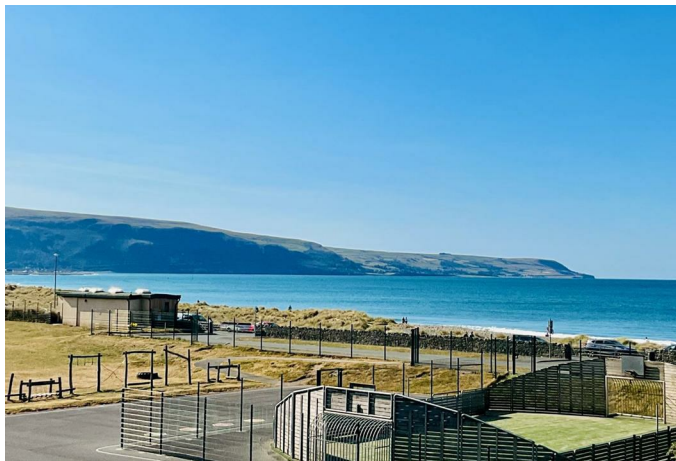
A further spacious bedroom with windows to side and front, light and airy.

Bathroom

8'3" x 7'11" (2.54 x 2.43)

Servicing the two bedrooms on the first floor, this luxurious bathroom benefits from a panelled bath, corner shower unit with power shower, hand basin in vanity unit and low level WC. With heated towel rail and wood effect laminate flooring.





Exterior

To the front, steps from the parking area lead to the front door and to the rear is a sunny garden with porcelain patio and artificial grass lawn for easy maintenance. Also an outside tap.

Dedicated Parking

To the front is a dedicated parking space plus facility for guest parking. There is a ramp for wheel chair access to the front doors.

Additional Information

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

There is underfloor heating throughout the ground floor with radiators to the first and second.

There is 7 years remaining on the 10 year NHBC.

All bedrooms have TV points.

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.

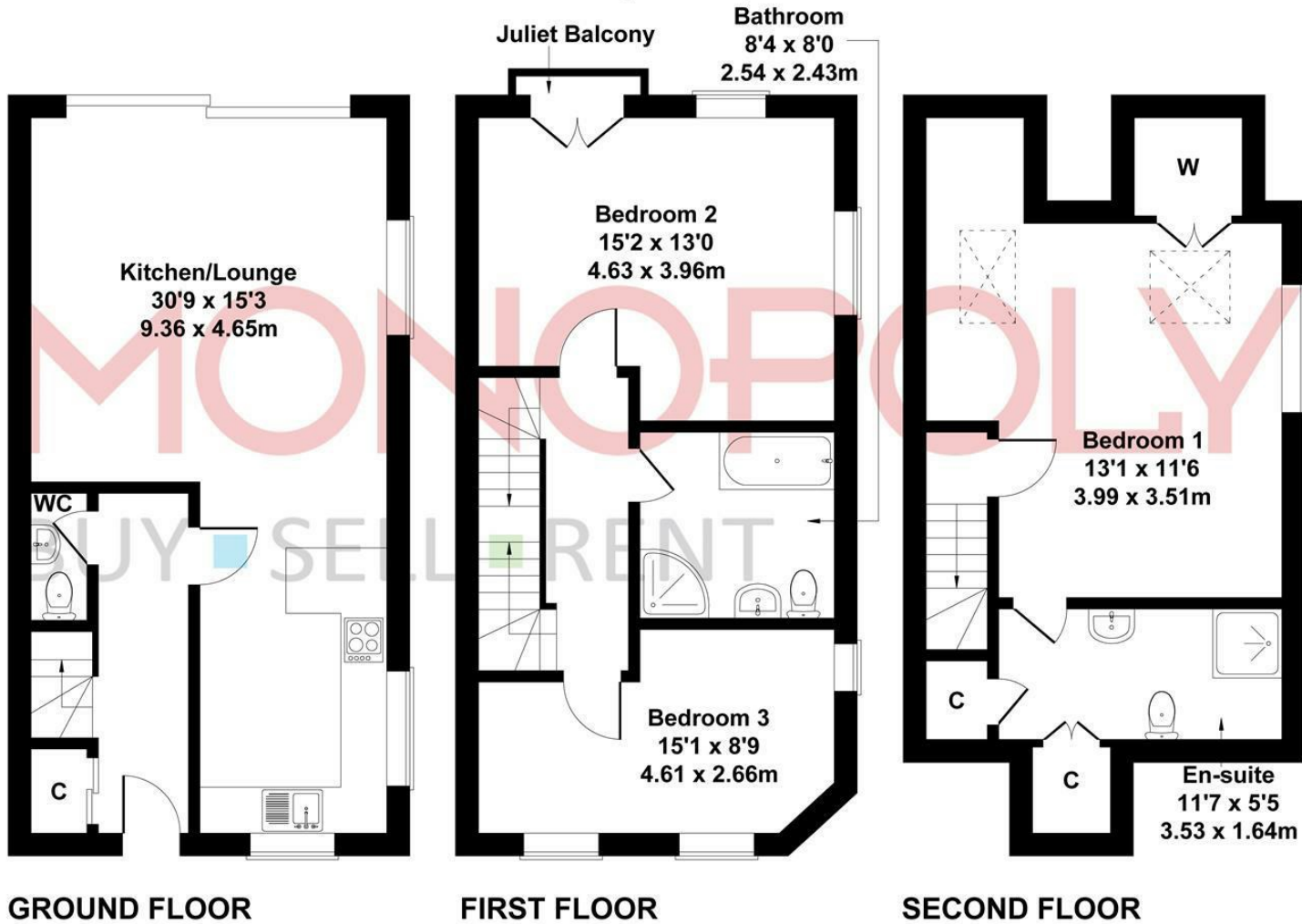






4 Crud Y Mor, Barmouth

Approximate Gross Internal Area
1324 sq ft - 123 sq m



Not drawn 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.

Energy Efficiency Rating		Current	Maximum	Environmental Impact (CO ₂) Rating		Current	Maximum
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
(92-95) A	(82-91) A	86	94	(81-91) B			
(81-91) B	(69-80) C			(55-65) D			
(69-80) C	(55-65) D			(39-54) E			
(55-65) D	(21-30) F			(11-30) F			
(39-54) E	(1-20) G			(1-20) G			
(21-30) F	Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions			
(1-20) G							
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		





1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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