



**Tom Parry**

2 Penrhiw Llanaber, Barmouth, LL42 1AZ

Offers in the region of £219,500

## 2 Penrhiw Llanaber, Barmouth, LL42 1AZ

A beautifully presented two-bedroom cottage arranged over three charming floors, perfectly positioned to enjoy captivating sea views. Immaculately maintained and finished to an excellent standard throughout, this delightful coastal home blends character, comfort, and an uplifting sense of light and space.

The ground floor offers a welcoming living area with tasteful décor and a calm, coastal ambience - opening into a stylish, well-appointed kitchen and dining space. The first floor provide an attractive bedroom alongside the contemporary bathroom and to the top floor is the second generous bedroom. All rooms have been thoughtfully designed to maximise natural light and frame glimpses of the sea and each one feels fresh, inviting, and ready to move straight into.

Set within a sought-after coastal location, the property enjoys an elevated outlook towards the water — an ever-changing backdrop that enhances the home's charm and appeal.

A superbly maintained coastal cottage offering flexible three-storey living, beautiful sea views, and a turnkey finish — an ideal full-time home, holiday retreat, or investment opportunity.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### GROUND FLOOR

#### Lounge/dining room

5.93 x 3.46 (19'5" x 11'4")

Door to front aspect, uPVC window with sea views; beautiful fireplace with natural wood surround with log burning stove; stairs to first floor, contemporary flat panel wall radiator, open plan layout leading into

#### Kitchen

2.67 x 3.09 (8'9" x 10'1")

Well-appointed, fully fitted kitchen with integrated appliances including fridge, electric oven, glass hob, extractor fan. Range of blue base and eye-level units; quality worktops; tiled splashbacks; composite sink and drainer with chrome mixer taps, laminate flooring, uPVC window and external door to rear.

### FIRST FLOOR

#### Bedroom 1

2.79 x 3.52 (9'1" x 11'6")

Carpeted, radiator, uPVC window with sea views.

#### Bathroom

2.15 x 3.15 (7'0" x 10'4")

Stunningly refurbished bathroom! Tiled walls with feature inset spaces with lighting, linoleum flooring; freestanding modern white bath with chrome corner taps and shower hose; separate large walk in shower cubicle with electric shower; contemporary wall-hung white WC and sink with mirror above, uPVC window to rear with modesty glass

### SECOND FLOOR

#### Bedroom 2

3.45 x 4.57 (11'3" x 14'11")

Carpeted; feature exposed beams; decorative archway to wall, radiator, two uPVC Velux windows; range of built-in storage cupboards

### EXTERNAL

Seating area to front of property with far reaching sea

views over Cardigan Bay and beyond  
Steps leading to rear of property

### SERVICES

Water, waste water and electricity

### LOCATION

The property is located in Llanaber, a 10 minute walk down to the beautiful beach and 1 mile from the popular resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea. 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 breath taking 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.

### MATERIAL INFORMATION

Traditional stone construction  
Currently operated as a holiday-let property  
Gwynedd Council tax band B







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

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.

Property type		Mid-terrace house	
Total floor area		66 square metres	
Energy rating	2 Pentlow Llanaber BARMOUTH LL42 1AZ	Valid until	14 February 2036
		Certificate number	9836-5022-3500-0814-9296



Floor plan Awaited