



Murmur y Môr

Barmouth | LL42 1DE

£249,500

MONOPOLY[®]

BUY ■ SELL ■ RENT





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Barmouth || LL42 IDE

Perched on Gellfechan Road in the charming coastal town of Barmouth, this characterful 3 bedroom traditional end terrace stone cottage benefits from both side and front terrace patio GARDENS facing the coast with panoramic SEA VIEWS. In a quiet location just minutes walk from the high street, the cottage also benefits from use of a PARKING space.

In addition to the three bedrooms, there is a large attic space with dual aspect roof light windows perfect for a hobby room, home office or occasional overflow accommodation.

The well-appointed patio gardens are a lovely space for relaxation and outdoor entertaining and a summer house allows you to shelter from the sun or enjoy the outdoors whatever the weather.

From the rear garden an external spiral staircase leads up to Gellfechan Road and the parking area, as does a path from the front courtyard garden.

The cottage benefits from gas central heating and double glazing, ensuring comfort throughout the year. The panoramic sea views from the property are truly breathtaking and extend over to the Llyn Peninsula where lights twinkle from far on clear nights, and the evening sunset views are spectacular.

Just a short stroll away, you will find the vibrant high street and the beautiful beach, making it easy to enjoy all that Barmouth has to offer. Steps from the path outside lead down to the road below with direct access to the park and over the railway footbridge to the sandy beach in minutes.

With an Article 4 Classification of C6, this property has the benefit of flexible usage and can generate an income as a holiday rental or make the perfect coastal home as a primary residence. The curre

While the cottage is in need of some cosmetic upgrading, it is priced accordingly, presenting an excellent opportunity for those looking to create their dream home. Whether you are looking for a permanent residence or an income opportunity, this property is brimming with potential and awaits your personal touch.

NO ONWARD CHAIN

- 3 bedroom end of terrace traditional stone cottage
- Elevated location with panoramic sea views including over to Bardsey Island
- Patio gardens to front and side plus a summer house
- Use of parking space
- Quiet location yet minutes walk from high street and beach
- Double glazed with gas central heating
- Article 4 class C6 - planning permission for commercial holiday rental, used by current owners as both second home and holiday let
- Well maintained with some cosmetic upgrading required
- Large attic room with two roof light windows
- NO ONWARD CHAIN



Entrance Hall

A stable door from the front courtyard garden opens to the entrance hall with doors off to the main accommodation and stairs rising to the first floor.

Lounge

10'9" x 10'2" (3.29 x 3.1)

Cosy and characterful with beautiful sea views over to Bardsey island from the comfort of the sofa. There is an exposed stone fireplace with slate hearth, currently housing a gas fire (we understand a log burning stove could be installed if required) and with traditional built in cupboards and alcove shelving.

Kitchen

11'1" x 6'2" (3.4 x 1.9)

A galley style kitchen with a range of wall and base units, stainless steel sink and drainer, space for fridge freezer, space for cooker and space and plumbing for a washing machine.

There are wood panelled cupboards under the stairs providing storage for household equipment and pantry items.

A window looks out to the rear and door opens to the side patio and onto the summer house and spiral staircase to the road above.

Bedroom 1

9'9" x 7'4" (2.98 x 2.26)

Enjoying expansive sea views to the front.

Bedroom 2

6'6" x 6'6" (2 x 1.99)

A cosy single bedroom with expansive sea views.

Bedroom 3

8'9" x 7'6" (2.67 x 2.3)

A further double bedroom with built in cupboards above the bed, airing cupboard and linen store housing the hot water tank, and window to the rear with attractive rock views.

Bathroom

6'3" x 5'8" (1.91 x 1.75)

Two steps lead down to the bathroom with apricot coloured suite comprising of bath with shower attachment over, large Armitage Shanks hand basin and low level WC. Exposed floorboards, part tiled walls and obscure window.

Attic Room

14'1" x 8'0" (4.3 x 2.44)

Space saving stairs lead to the carpeted attic with wood panelled walls and ceiling and two large roof light windows. To the front are sea views and there are rock views from the rear.

This versatile space has restricted head room, power and lighting and would make an ideal hobby/games room, home office or occasional overflow accommodation for visiting guests.

There is plenty of additional storage space under the eaves with sliding doors to cupboard space and housing for cold water tank.

External

A standout feature of this property is the outside space. There is a large patio to the front with wooden garden shed, side and rear patios with access to covered area at the back, steps to elevated summer house with sea views, plus attractive Victorian Style external spiral staircase to Gellfechan Road.





The patios are coastal facing with an incredibly sunny aspect and expansive sea views, perfect for families with children and pets or keen gardeners to enjoy pottering. There are plenty of seating areas from which to relax and enjoy balmy summer days and the spectacular sunsets.

Additional Information

The property is connected to mains electricity, gas, water and drainage.

It is double glazed with gas central heating.

Article 4

We understand the property has an Article 4 classification of C6 as has been operated for many years by the current owners as a holiday rental. and second home. We understand it can be purchased as holiday let or primary residence.

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.

The start of the Arduwy Way, a waymarked upland trail is just yards away from the front door. Steps from the other end of the terrace lead down to the road below, giving direct access to the park with children's playground, tennis and basketball courts, and bowling green. The footbridge over the railway then leads directly to the beach. Just ten minutes on foot gets you to the beach, town centre or station.

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.

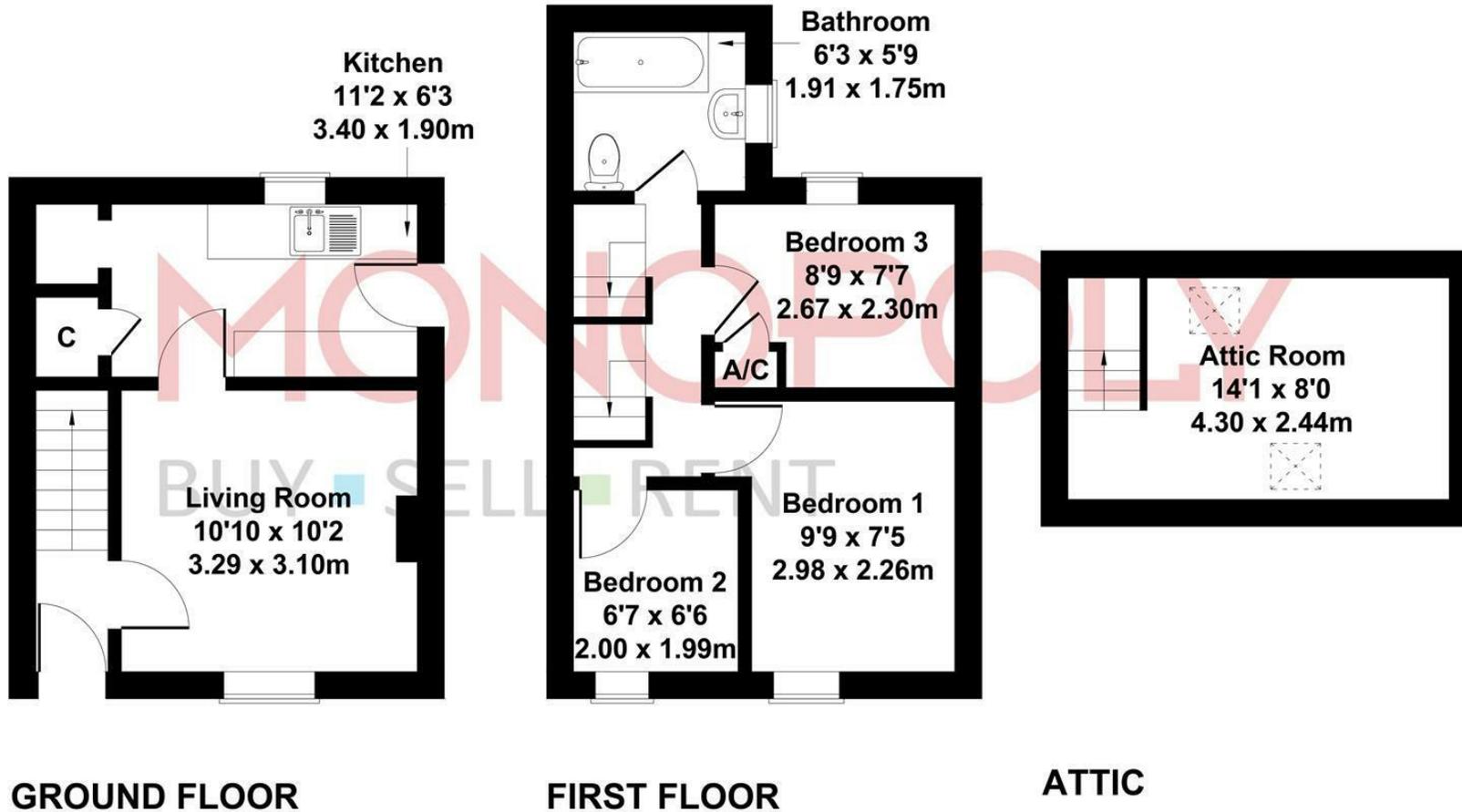






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Approximate Gross Internal Area
620 sq ft - 58 sq m



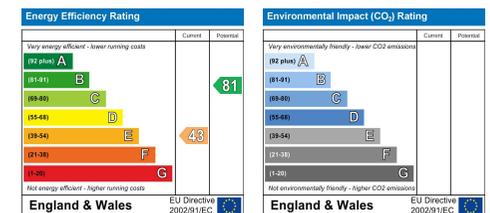
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MONEY LAUNDERING REGULATIONS 2003

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

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