



10

Barmouth | LL42 IPA

£315,000

MONOPOLY[®]

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Ideally located the sought-after cul-de-sac of Ffordd Llwyn Mynach, Barmouth, this charming detached bungalow offers a delightful blend of comfort and potential. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat by the sea. The spacious lounge/diner boasts a balcony that provides sunny sea views, creating an ideal space for relaxation and entertaining and enjoying a morning coffee or evening BBQ.

The bungalow features a delightful lawned rear garden with outbuilding that backs onto fields and woods offering a great outdoor space for families, pets and gardeners. Additionally, the property includes a double garage and ample parking for up to up to 3 vehicles.

While the home benefits from gas central heating and some double glazing, it does require cosmetic upgrades which are reflected in the asking price. This presents a wonderful opportunity for buyers to personalise the space to their taste. Bungalows in this location rarely come to market.

Situated within walking distance of Barmouth's vibrant centre and its sandy beaches, this property is perfectly positioned for those who appreciate coastal living. The nearby amenities and stunning natural surroundings make it an ideal choice for anyone looking to embrace the charm of this beautiful seaside town. Don't miss the chance to make this delightful house your new home.

- 3 Bedroom detached bungalow with sea views
- Garage and driveway parking
- Lounge/diner with balcony and sea views
- Delightful sunny garden backing on to woods and fields
- Kitchen and utility area
- Walking distance of Barmouth centre and sandy beaches
- Some cosmetic upgrading required and this reflected in the price
- Gas central heating
- Balcony with sea views



Entrance Porch

9'8" x 4'8" (2.95 x 1.44)

A flight of steps from the driveway lead up to the entrance porch and on to the kitchen. There is space in the porch area for a small utility with plumbing for a washing machine, tumble drier and a freezer.

Door to kitchen.

Lounge/Diner & Balcony

17'4" x 11'8" (max) (5.3 x 3.56 (max))

The light and airy lounge benefits from sea views and a wonderful balcony facing the coast. There is an additional window to the side and plenty of space for a dining table and chairs, Patio doors lead to the balcony.

Kitchen

9'8" x 10'10" (2.97 x 3.32)

Well equipped with a range of wall and base units, space for under counter fridge and freezer, electric oven and hob, with extractor over, plumbing and space for dishwasher. Tiled splash backs, vinyl flooring and heated towel rail.

Principal Bedroom

10'7" x 12'0" (3.25 x 3.68)

A king sized bedroom with sea views and walk in wardrobe (1.19m x 0.93m)

Bedroom 2

8'6" x 10'9" (2.6 x 3.3)

A generous double with garden views.

Bedroom 3

8'6" x 10'9" (2.6 x 3.3)

On the lower ground floor with private external entrance, sea glimpses and built in cupboard. Door to internal stairs to first floor accommodation and door to garden.

WC

2'7" x 7'6" (0.8 x 2.3)

With newly installed low level WC and vinyl floor. Window to front.

Bathroom

5'6" x 8'2" (1.68 x 2.5)

Coloured suite with bath and hand basin. Tiled walls and built in cupboard.

Garage

13'9" x 16'0" (4.2 x 4.9)

With power and lighting, a double garage with up and over door to driveway at the front.

Exterior

To the rear is a delightful lawned garden backing onto woodland, heather and ferns. The garden has sea views, stone walling, a patio area and brick built garden shed with windows, lighting and power (2.8 x 2.8m).

To the front is a small lawn, driveway parking and gravel area. Additional parking could easily be created in this area if required (subject to planning).

A flight of steps lead up from the driveway to the front porch and there is a door to bedroom 3.

Additional Information

The property is connected to mains electricity, water, gas and drainage. It has some double glazing and gas central heating.

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 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.







10, Ffordd Llwyn Mynach

Approximate Gross Internal Area
1097 sq ft - 102 sq m



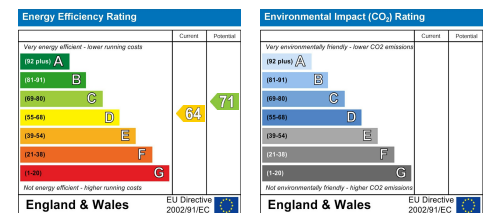
Not to scale. For Illustrative Purposes Only.

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.



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

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