



## , Barmouth LL42 1EN

### Offers In The Region Of £275,000

A golden opportunity to purchase a dream property, situated in the heart of coastal Snowdonia with beautiful views across pastureland to the sea and mountains. If you are looking for a peaceful and tranquil home on the outskirts of a popular coastal resort then this is the ideal property for you.

51 Ffordd Pentre Mynach is located on the edge of an extremely sought after development, this well maintained and well presented semi detached bungalow benefits from 2 double bedrooms, a light and airy living room, conservatory, kitchen and utility plus driveway parking and garage.

The extra special feature of this property is the lovely view from the secluded rear garden; craggy hillside to the right and views down to the sea and the Llyn peninsula over pasture land to

- 2 Bedroom bungalow with sea views and a back drop of fields and mountains.
- Driveway parking and garage
- Beautiful private mature gardens with raised patio leading to lawn with craggy hillside to the right and to the left views of the Llyn peninsula over pasture land.
- Quite location on the edge of a popular development on the outskirts of Barmouth
- MAIN RESIDENCE, HOLIDAY LET OR SECOND HOME POTENTIAL
- 2 double bedrooms, kitchen and utility
- Sunny conservatory
- Very well maintained and presented
- Large boarded attic with scope for conversion



## Entrance Hall

From the driveway with doors off to the main accommodation and access to the loft.

## Lounge/Diner

5.04 x 4.54 (16'6" x 14'10")

An attractive room with views of the garden, mountains and fields through the conservatory. There is an attractive feature fireplace with gas fire under wooden mantle in tiled surround on slate hearth. Patio doors open to the conservatory and a door leads to the kitchen.

## Kitchen

2.38 x 2.38 (7'9" x 7'9")

Well equipped and contemporary, with sea and mountain views from the sink. Having a range of wall and base units, tiled floor and contemporary tiled splash backs. There is a built in Candy twin oven, ceramic hob with extractor over and integrated fridge. There are sea and mountain views from the sink and a door leads to the utility.

## Utility

3.26 x 2.03 (10'8" x 6'7")

With a range of base units with counter over, space and plumbing for a washing machine and a tumble drier. There is wood effect vinyl flooring and windows to two sides with lovely views. A door leads out to the patio and a further door opens to the integral garage.

## Conservatory

3.4 x 2.86 (11'1" x 9'4")

Patio doors from the lounge open to the conservatory which has sea, mountain, garden and pasture views. Doors lead to the raised patio bound by a balcony wrapped with clematis and to garden beyond.

## Bedroom 1

3.61 x 3.33 (11'10" x 10'11")

A generous double with window to the front.

## Bedroom 2

3.63 x 2.82 (11'10" x 9'3")

A further double with window to the front.

## Shower Room

A contemporary shower room with large walk in shower, hand basin in vanity unit and low level WC. Fully tiled floor and walls, heated towel rail and LED mirror.

## Garage

The driveway leads to the garage which has a split level car entrance door to the front, access to the house via the utility and also has a door to the rear garden. It has power, lighting and water, storage cupboards and space for a fridge freezer. It also houses the gas boiler.

## Loft

The property benefits from a fully boarded loft with three 'Velux' windows which offers the potential for conversion subject to planning and building regulations. Other properties on the development have created a dormer bedroom and en-suite.

## Exterior

To the front is a very attractive low maintenance landscaped garden with mature bushes and shrubs. There is driveway parking which leads to the garage.

The rear garden is extremely special, private and secluded backing onto fields grazed by ponies and with craggy hillside to the right and views down to the sea and the Llyn peninsula over pasture land to the other side. The delightful garden has a raised patio and a few steps leading down to a well stocked garden laid to lawn with additional patio and with an abundance of mature trees, plants and shrubs. There is a storage area under the walkway from the utility.





## Additional Information

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

## 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.









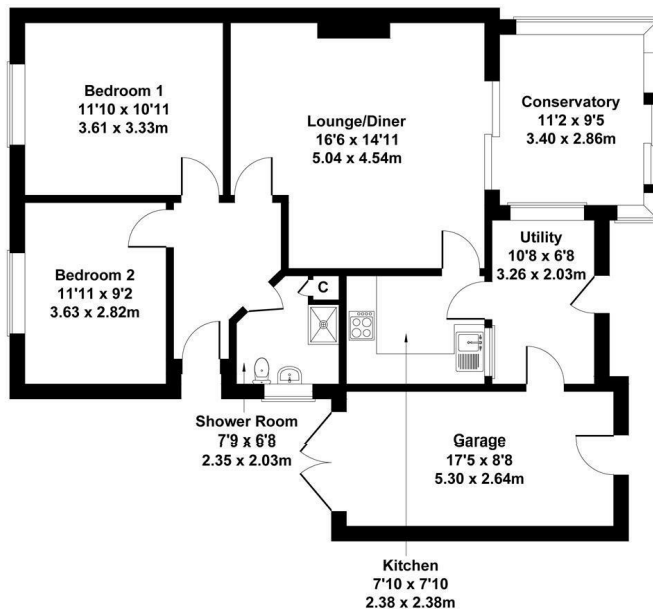




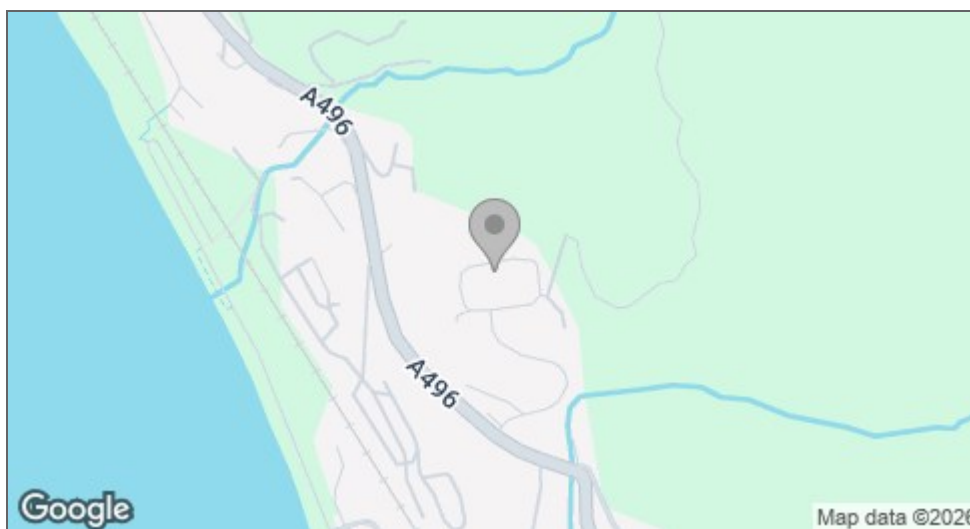


## 51 Ffordd Pentre Mynach

Approximate Gross Internal Area  
 1055 sq ft - 98 sq m



Not to scale for illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

### 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.

