



**Tom Parry**

Albainn Llanaber Road, Llanaber, LL42 1AQ

Offers in the region of £630,000

# Albainn Llanaber Road, Llanaber, LL42 1AQ

Open spaces, golden sunsets and breath taking views overlooking Cardigan Bay can all be found in Albainn, a light filled home perfectly placed in the sought after location of Llanaber.

It is a handsome property in an incredible elevated and unrivalled position which captures the essence of seaside living. The current owners have renovated the solid home and enhanced its' elegant design with a new kitchen, utility room, bathrooms and floor to ceiling windows captivating the views that make this such a special home.

It is a 4 bedroom, 3 bathroom house laid out over 3 floors. An added bonus is the large sunroom that is linked to the property providing hugely flexible options to any new owner of Albainn. This is in need of renovation but provides a blank canvas in which to create your own mark and style.

Externally the quality of the property continues with a large driveway leading down to the property and garage, providing ample parking facilities. Walk to the front of the house and prepared to be amazed. The sea views are simply stunning, and the immaculate gardens are the perfect place in which to sit and soak up these ever changing vistas.

For flexible seaside living that has everything you need close by, brimming with space and light, Albainn is the home you've been searching for.

Accommodation comprises: ( all measurements are approximate )

## GROUND FLOOR

### ENTRANCE LOBBY

4.07 x 2.097 (13'4" x 6'10")

Newly laid laminate flooring, half glazed wall with views over garden, door leading into garden room, door leading into

### ENTRANCE HALLWAY

Newly laid laminate flooring, 2 radiators, stairs leading to first floor, understairs storage cupboard, doors leading to

### KITCHEN

3.11 x 3.069 (10'2" x 10'0")

Fitted with a range of wall and base units including laminate worktops, 1 1/2 sink and drainer unit, electric cooker, space and plumbing for dishwasher, space for fridge/freezer, window to rear, partially tiled walls, tiled floor, open to

### UTILITY ROOM

2.56 x 2.23 (8'4" x 7'3")

1 1/2 sink and drainer unit, space and plumbing for washing machine, space for freezer/freezer, dual aspect windows, partially tiled walls, door leading to outside

### LOUNGE/DINER

6.68 x 5.36 (21'10" x 17'7")

Spacious and light dual function room with windows and doors to front to soak up the spectacular views, feature electric fireplace, 2 radiators, fitted carpet

### CLOAKROOM

Contemporary suite comprising shower cubicle, low level w.c., chrome heated towel rail, tiled floor and walls, obscured window

## FIRST FLOOR

### LANDING

Fitted carpet, stairs leading to second floor, doors leading to

### BEDROOM 1

4.01 x 3.19 (13'1" x 10'5")

Bay window to front with stunning panoramic sea views, fitted carpet, radiator

### BEDROOM 2

3.27 x 5.29 (10'8" x 17'4")

Bay window to front with stunning panoramic sea views, fitted carpet, radiator

### BEDROOM 3

3.08 x 2.75 (10'1" x 9'0")

Window to rear aspect, fitted wardrobes with mirrored sliding doors, fitted carpet, radiator

### BATHROOM

Fitted with white suite comprising panelled bath with shower above and glazed screen, pedestal wash hand basin, fully tiled walls, heated towel rail, mirrored wall cabinet, obscured window to rear

### SEPARATE W.C

with wash hand basin, radiator, obscured window to rear

## SECOND FLOOR

### LANDING

Doors leading to

### BEDROOM 4

4.32 x 5.177 (14'2" x 16'11")

2 large roof velux to front and 1 to rear, radiator, door leading to

### EN-SUITE

Corner shower cubicle, wash hand basin, radiator, tiled floor

### OFFICE

2.26 x 2.19 (7'4" x 7'2")

Velux window, laminate flooring

### EXTERNAL

Private driveway leads down from the road to detached garage and ample parking facilities for several vehicles including larger such as caravan, motorhome etc. The immaculate landscaped garden is laid mainly to lawn with borders and established planting.

Walk to the front of the property and the extensive garden invites you to take full advantage of the incredible views. Place a table and chairs here so you can gaze over the ever changing scenes and watch the glorious sunsets.

Screened double skinned oil tank.

### LOCATION

The property is located approximately a10 minute walk along the promenade to the classic seaside resort of Barmouth "where the mountains meet the sea" Residents can lose themselves in the rugged landscapes of Snowdonia National Park or stroll along the quaint streets lined with colourful shops, restaurants and cafes. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond. Whether it's hiking, beachcombing, or simply soaking in the tranquil atmosphere, Barmouth is timeless and captivating place to live.

### SERVICES

Mains water and electricity.

Septic tank drainage.

Oil central heating

Gwynedd Council Tax Band E

### MATERIAL INFORMATION

Freehold property of standard construction

Currently being used as a primary residence but also offers the opportunity to become a second home or holiday let.



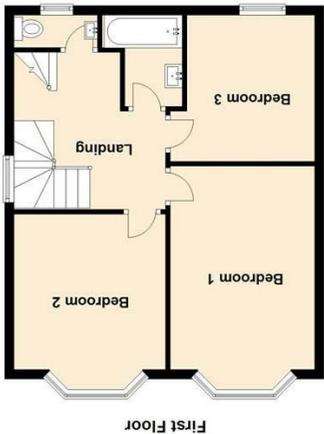
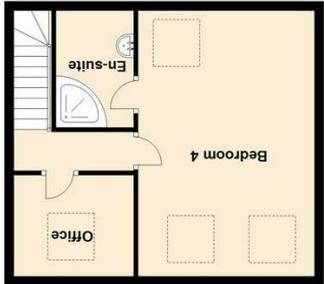
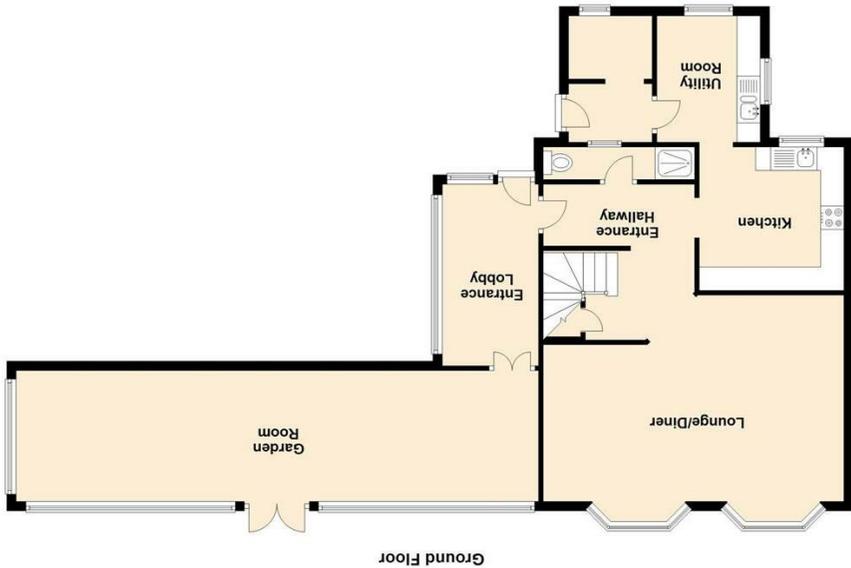




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanIP.



EPC Energy rating E Valid until: 23 February 2025 Licence number: BRAN017114 LTA: 1142 Certificate number: 3035-6022-6400-0989-7228		Property type Detached house	Total floor area 141 square metres
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Energy performance certificate (EPC)

