



## Pen Y Llan

Barmouth | LL42 1RR

£500,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Pen Y Llan

Barmouth | | LL42 1RR

Offering an exceptional coastal living experience, sea facing with uninterrupted panoramic views and just a short five-minute stroll from the beach, this delightful three-bedroom semi-detached house offers an exceptional sea side living experience.

With contemporary bathrooms and kitchen, the property blends character with contemporary style having turreted bay windows, feature fireplaces (one with log burning stove), picture rails and well proportioned rooms.

A spacious lounge features a large turreted bay window that frames the stunning sea views, allowing natural light to flood the room. The lounge, with its log burning stove, provides a warm and inviting atmosphere for relaxation. The property also includes three well-proportioned bedrooms, each offering a tranquil retreat after a day spent exploring the nearby coastline.

The kitchen is practical and functional, complemented by a utility area that adds convenience to daily living. The property features a shower room and a separate bathroom, which is a true highlight with its elegant claw-foot roll-top bath and standalone shower with a drencher attachment, perfect for unwinding after a long day.

Stepping outside there is a large sun deck over a sunny, sea-facing garden laid to lawn, that is ideal for enjoying the spectacular sunsets and perhaps even spotting dolphins in the distance. This outdoor space is perfect for entertaining or simply soaking up the sun in a peaceful setting.

In addition there is planning permission for the erection of a single storey extension to the rear.

Located just outside the bustling resort of Barmouth, this property offers the best of both worlds: a quiet retreat with easy access to local amenities and attractions. Whether you are seeking a permanent coastal home, a holiday retreat, or an investment opportunity for holiday rentals, this property is a remarkable find that promises a delightful lifestyle by the sea.

- UNINTERRUPTED SEA VIEWS, DOLPHIN SPOTTING AND SUNSET WATCHING LOCATION - coastal property with panoramic views
- SPACIOUS AND WELL PROPORTIONED - 3 bedrooms, two reception rooms, 2 bathrooms
- ORIGINAL FEATURES- turreted bay windows, feature fireplaces (not in use), picture rails
- CONTEMPORARY FACILITIES - refitted kitchen, utility and bathrooms -one with claw footed roll top bath
- EXTERIOR SUN TERRACE - Large raised decking and sea facing lawned rear garden
- DRIVEWAY PARKING - for up to three cars
- PERFECT LOCATION - quiet but close to the hustle and bustle of Barmouth
- IDEAL COASTAL HOME, PRIVATE HOLIDAY RETREAT and/or HOLIDAY LET OPPORTUNITY
- BEAUTIFULLY PRESENTED and well maintained, re roofed approx 5 years ago, double glazed with central heating
- NO ONWARD CHAIN



### Entrance Porch

With part white wood panelled walls, grey slate vinyl tiled floor and sea views.

### Hallway

Very attractive entrance with original quarry tiled flooring, under stairs cupboard and door to the main accommodation.

### Living Room

13'2" x 12'9" (4.02 x 3.9)

Benefiting from large turreted bay window designed to maximise the panoramic views and provide ideal seating spaces to sit and spot passing dolphins or admire the spectacular sunsets this coast is famous for. There is a cosy log burner for chilly nights set in exposed brick fireplace with wooden lintel.

### Dining Room

14'5" x 12'9" (4.4 x 3.9)

Large feature fireplace (not in use) picture rail and glazed patio doors opening to decked area perfect for alfresco dining. There is space for a large dining table and chairs and attractive built in cupboards and shelves in the fireplace alcoves.

### Kitchen

13'9" x 8'6" (4.2 x 2.6)

Well equipped contemporary kitchen with a range of base and wall units. Built in oven with induction hob and extractor over, integrated fridge freezer, integrated dishwasher. Door to garden and door to utility.

### Utility Room

5'2" x 4'3" (1.6 x 1.3)

With wall cupboards, work counter and space and plumber for washing machine and a tumble drier and window to the side.

### Principal Bedroom

13'2" x 13'0" (4.02 x 3.97)

Featuring a turreted large bay window flooding the room with light and providing panoramic sea views. A king sized room with feature black marble fireplace (not operational) and picture rail.

### Bedroom 2

14'9" x 12'9" (4.5 x 3.9)

A king sized room with expansive sea view over to Llyn Peninsula. With feature black marble fireplace (not operational) and picture rail.

### Bedroom 3

11'1" x 9'2" (3.4 x 2.8)

With sea views to the side, picture rail, currently configured as a twin.

### Bathroom

A stylish and well equipped bathroom with original black and white tiled floor, beautiful freestanding claw foot roll top bath, separate shower with drench attachment, white low level WC and powder blue vanity unit. Attractively part tiled and part panelled walls. A period style radiator completes the theme and there is also a large built in airing cupboard and an obscure window.

### Shower Room

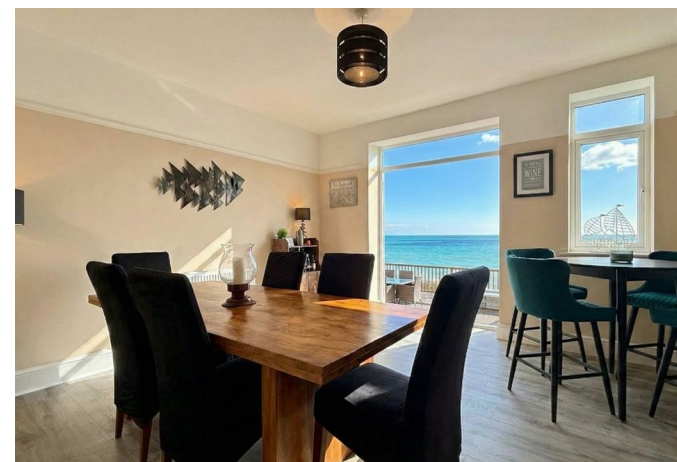
With white suite comprising of Victorian Style WC and hand basin plus shower with drench attachment. Heated towel rail, part panelled walls and obscure window,

### Outbuildings

Two useful external storage areas.

### Exterior

The sea facing garden has an incredibly sunny aspect and is perfect for watching spectacular sunsets or dolphin spotting. The gardens extend to three sides,





with parking to the front and steps to the front door. A path bordered by lawn runs down the side to the rear garden where there is a large sea facing decked area in front of the house and steps lead down to the lawn. There is an external store with gravelled seating area sheltered by walls on two sides and there are three garden sheds with water supply.

#### **Additional Information**

The property is freehold and connected to mains electricity and water. Heating is oil fired. Drainage is to septic tank shared with next door and located on the next door neighbours land.

The property was reroofed approximately 5 years ago.

#### **Planning Permission for Extension**

There is planning permission for the erection of a single storey extension to the rear, demolish existing timber decking and erection of a new decking terrace with storage below.

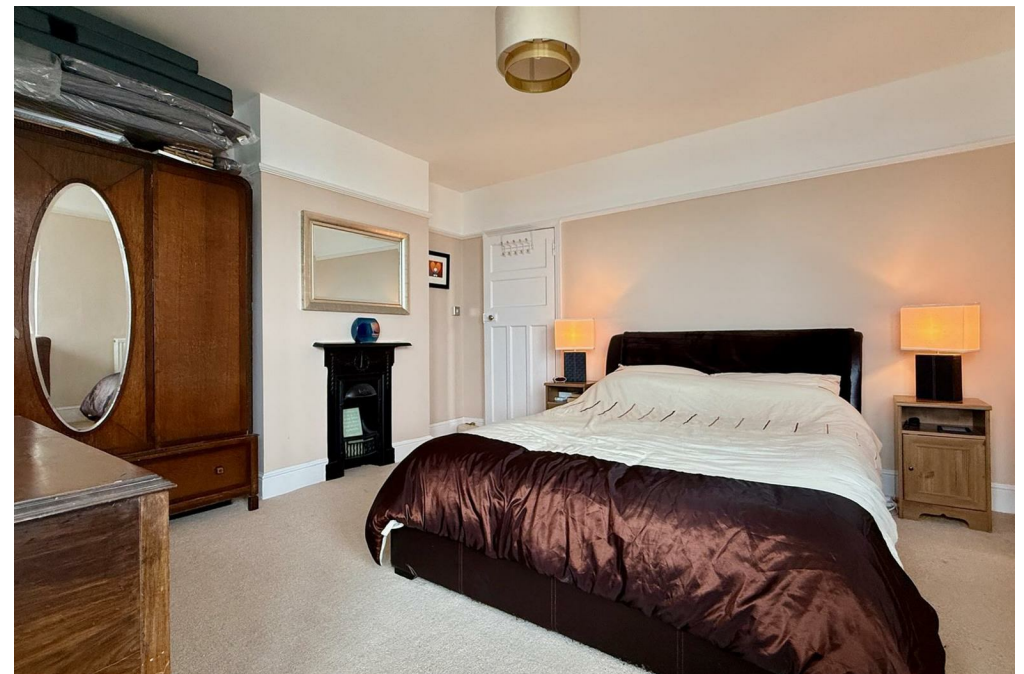
Planning Reference: C21/0853/00/DT

#### **Llanaber and Barmouth**

Llanaber is a coastal village just 0.7 miles north of Barmouth. It has the Irish Sea and Cardigan Bay to the west and the Rhinog mountains to the East. The Welsh Coastal Path is just minutes walk from the property as is a halt for the Cambrian Coastal Railway.

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, including AA \*\*\* rosettes restaurant (and in Michelin guide) along with other great eateries.

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.

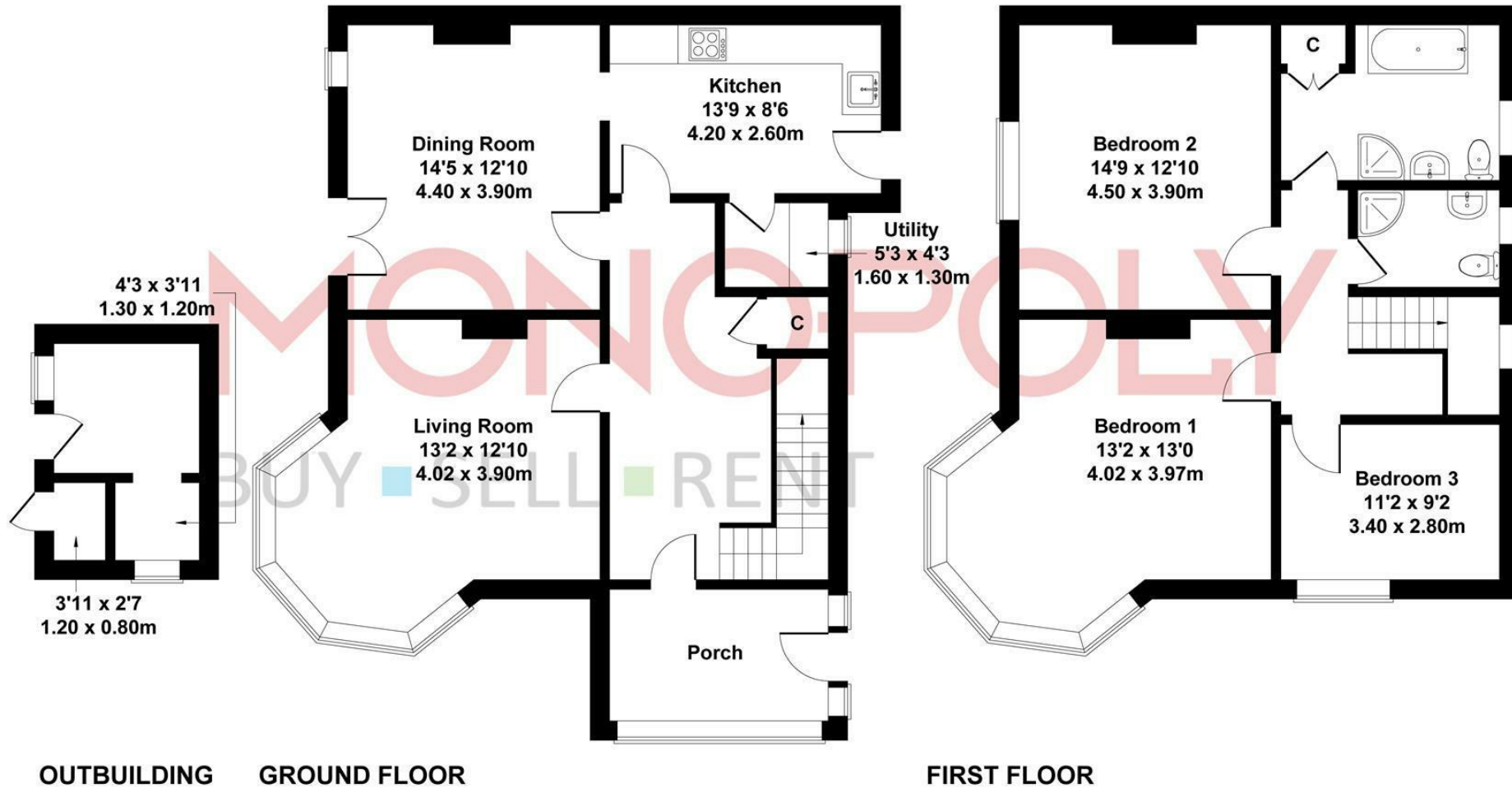






# Pen Y Llan

Approximate Gross Internal Area  
1636 sq ft - 152 sq m



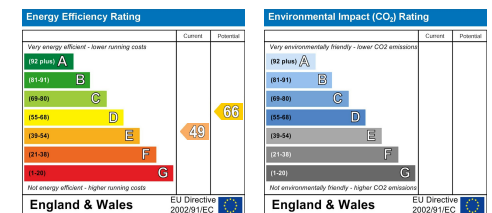
Not to Scale. Produced by The Plan Portal 2026  
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## MONEY LAUNDERING REGULATIONS 2003

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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