

Tom Parry

2 Penrhiw Llanaber, Barmouth, LL42 1AZ

Offers in the region of £219,500

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A beautifully presented two-bedroom cottage arranged over three charming floors, perfectly positioned to enjoy captivating sea views. Immaculately maintained and finished to an excellent standard throughout, this delightful coastal home blends character, comfort, and an uplifting sense of light and space.

The ground floor offers a welcoming living area with tasteful décor and a calm, coastal ambience - opening into a stylish, well-appointed kitchen and dining space. The first floor provide an attractive bedroom alongside the contemporary bathroom and to the top floor is the second generous bedroom. All rooms have been thoughtfully designed to maximise natural light and frame glimpses of the sea and each one feels fresh, inviting, and ready to move straight into.

Set within a sought-after coastal location, the property enjoys an elevated outlook towards the water — an ever-changing backdrop that enhances the home's charm and appeal.

A superbly maintained coastal cottage offering flexible three-storey living, beautiful sea views, and a turnkey finish — an ideal full-time home, holiday retreat, or investment opportunity.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

Lounge/dining room
5.93 x 3.46 (19'5" x 11'4")
Door to front aspect, uPVC window with sea views; beautiful fireplace with natural wood surround with log burning stove;, stairs to first floor, contemporary flat panel wall radiator, open plan layout leading into

Kitchen
2.67 x 3.09 (8'9" x 10'1")
Well-appointed, fully fitted kitchen with integrated appliances including fridge, electric oven, glass hob, extractor fan. Range of blue base and eye-level units; quality worktops; tiled splashbacks; composite sink and drainer with chrome mixer taps, laminate flooring, uPVC window and external door to rear.

FIRST FLOOR

Bedroom 1
2.79 x 3.52 (9'1" x 11'6")
Carpeted, radiator, uPVC window with sea views.

Bathroom
2.15 x 3.15 (7'0" x 10'4")
Stunningly refurbished bathroom! Tiled walls wtth feature inset spaces with lighting, linoleum flooring; freestanding modern white bath with chrome corner taps and shower hose; separate large walk in shower cubicle with electric shower; contemporary wall-hung white WC and sink with mirror above, uPVC window to rear with modesty glass

SECOND FLOOR

Bedroom 2
3.45 x 4.57 (11'3" x 14'11")
Carpeted; feature exposed beams; decorative archway to wall, radiator, two uPVC Velux windows; range of built-in storage cupboards

EXTERNAL
Seating area to front of property with far reaching sea views over Cardigan Bay and beyond
Steps leading to rear of property

SERVICES
Water, waste water and electricity

LOCATION
The property is located in LLanaber, a 10 minute walk down to the beautiful beach and 1 mile from the popular resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea. 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 breath taking 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.

MATERIAL INFORMATION
Traditional stone construction
Currently operated as a holiday-let property
Gwynedd Council tax band B










OH, I DO
LOVE TO BE
BESIDE THE
SEASIDE



Floor Plan Awaited



2 Penrhiw
Llanaber
BARMOUTH
LL42 1AZ

Energy rating
D

Valid until	Certificate number
14 February 2036	9836-5022-3500-0814-9296

Property type	Mid-terrace house
Total floor area	66 square metres

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.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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