



6 Bryn Awel Terrace

Barmouth | Merionethshire | LL42 1DE

£249,950

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Perched on Gellfechan Road in the charming coastal town of Barmouth, this delightful two-bedroom traditional cottage offers a perfect blend of character and modern convenience. In a quiet location just minutes walk from the high street, the cottage benefits from TWO PARKING SPACES. In an elevated position it has panoramic sea views and a garden facing the coast.

Recently refurbished to a high standard, the property boasts beautifully presented interiors that retain many original features, creating a warm and inviting atmosphere including a log burning stove.

The cottage benefits from gas central heating and underfloor heating, ensuring comfort throughout the year and boasts an Energy Performance Certificate rating of D. The panoramic sea views from the property are truly breathtaking, providing a stunning backdrop to your daily life.

The well-appointed patio garden is a lovely space for relaxation and outdoor entertaining, while the two designated parking spaces add to the convenience of this elevated and quiet location. Just a short stroll away, you will find the vibrant high street and the beautiful beach, making it easy to enjoy all that Barmouth has to offer.

This property is perfect for those seeking a tranquil retreat with modern amenities in a traditional setting. With an Energy Performance Certificate rating of D, it also offers a good level of energy efficiency. This charming cottage is not just a home; it is a lifestyle choice, waiting for you to make it your own.

- 2 Bed traditional cottage with PARKING
- Expansive panoramic sea views
- Refurbished to a high standard while retaining character
- 2 off road parking spaces
- Courtyard garden
- Quiet elevated location just minutes' walk from High street and beach
- Log burning stove in living room
- Fully double glazed, gas central heating and underfloor heating to ground floor
- NO ONWARD CHAIN
- Hill walks immediately behind taking you as far as you like



Living Room

15'1" x 18'6" (4.6 x 5.65)

Light, bright and spacious with panoramic sea and mountain views from the window to the front taking in Cardigan Bay, Llyn Peninsula and Bardsey Island and the rooftops of Barmouth. Bursting with character and warmth there is a log burning stove set in traditional stone fireplace and wood effect laminate flooring with under floor heating. The room is semi open plan to the kitchen where there is a window to the rear.

A door with glazing unit opens to the garden.

Kitchen Area

With underfloor heating and recently refitted wall and base units. There is space for an oven and hob with extractor over, space and plumbing for a dishwasher and composite sink and drainer under window to the rear. An under stairs cupboard has space and plumbing for a washing machine and there is ample space for a dining table and chairs.

Landing

Stairs rise from the living area up to first floor landing where there is a new composite double glazed door with access to rear of property and to parking area. Doors off to bedroom 1 and the bathroom and a set of wooden stairs lead up to bedroom 2. The landing also has a large built in shelving unit perfect for books and display items plus a large walk-in laundry and storage cupboard with a Bosch gas combi boiler.

Bedroom 1

15'1" x 9'10" (4.6 x 3)

Full of character and with panoramic sea views from the dual windows to the front, this spacious double bedroom has a feature fireplace with log burner (not in use) and original stripped wooden flooring.

Bedroom 2

14'8" (max) x 8'11" (4.49 (max) x 2.74)

This versatile space is currently used as a double bedroom but would lend itself to a home office, hobby room or second sitting room. The large triple paned Dormer window to front provides even more spectacular and panoramic views. A feature exposed stone gable wall adds character and charm and there is under eaves storage. The room has some restricted headroom.

Shower Room

An attractive contemporary shower room with recently refitted shower with waterfall attachment, hand basin in vanity unit with LED lit mirror over, low level WC, tile effect laminate flooring and large feature heated towel rail. New glazed obscure window to rear.

External

To the front is a totally enclosed and gated low maintenance paved garden facing the coast with a very sunny aspect and panoramic views over the town to the sea and mountains. The attractively paved garden has seating areas and space for pots and plants.

In addition there is use of a shared terraced garden with panoramic views situated on the north end of Bryn Awel Terrace.

Parking

Across the single track lane from the cottage are two off road private allocated parking spaces.

Additional Information

Bryn Awel is connected to mains electricity, gas, 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.





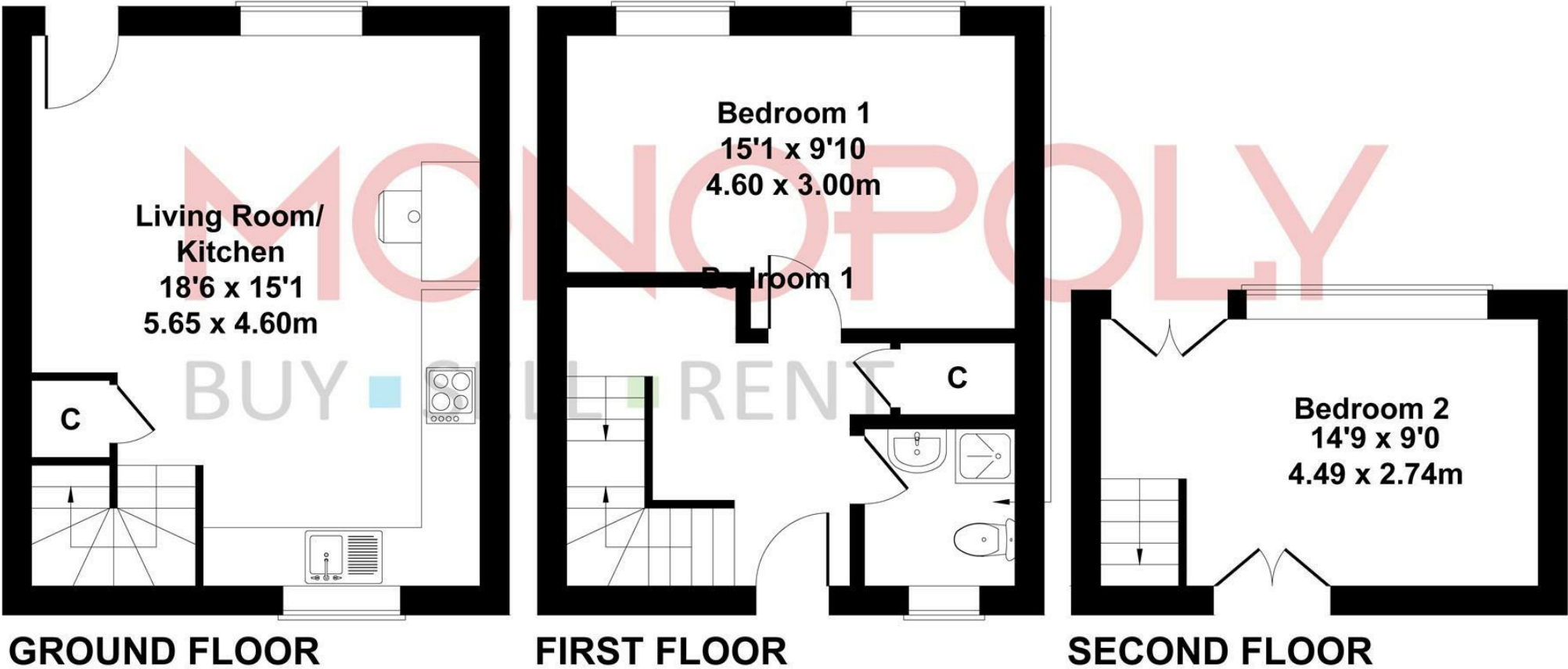


6 Bryn Arwel Terrace

Approximate Gross Internal Area

689 sq ft - 64 sq m

Shower
room

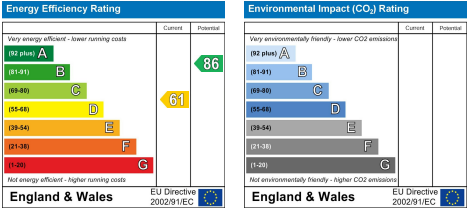


Not Drawn To Scale, For Illustrative Purposes Only

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.
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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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