



I4 Swn Y Dail

Barmouth | LL42 1DT

£795,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



14 Swn Y Dail

Barmouth || LL42 1DT

An exceptional 4 bedroom, freehold, detached property on an exclusive prestige development between the rugged Rhinog mountain range and the breathtakingly beautiful Mawddach Estuary on the outskirts of the popular coastal town of Barmouth.

On an enviable plot with low maintenance landscaped gardens inviting you to enjoy the views of the estuary and mountain ranges not only from the lounge and dining room, but from the rear bedrooms and first floor balcony too. Additionally sea and woodland views are enjoyed by the rooms to the front where there is yet a further first floor balcony, the perfect spot for sunsets and stargazing.

The lounge and adjoining dining room benefit from full height glazing and French doors allowing full appreciation of the incredible surroundings. The principle bedroom has a stylish en-suite and large balcony, and all four bedrooms enjoy mountain, estuary or sea views. Bedroom 2 benefits from a sea facing balcony.

The gardens are landscaped and beautifully maintained providing the perfect environment for relaxing and enjoying the views of the estuary, mountains and rural countryside from the comfort of the extensive patio area or lawns with a woodland backdrop.

There is driveway parking to the front plus an integral garage, utility and EV charger.

Perfect for those looking for a desirable coastal home or private holiday retreat,

The property has been built by the multi-award winning Stonewest building company that has deservedly developed a reputation for craftsmanship, honesty and quality with their customers. The property has excellent green credentials and is incredibly energy efficient with an EPC score of B (83). It is fully double glazed with high thermal efficiency windows all round, discrete solar panel water heating and state of the art under floor heating to the ground floors and first floor bathrooms. There is approx 1 year remaining on the NHBC warranty.

- 4 bedroom detached property with striking architectural design and superior build quality (approx 1 year remaining on NHBC warranty)
- Beautiful estuary, sea and mountain views, landscaped gardens with woodland backdrop
- Immaculately presented, wealth of oak and glazing throughout
- Underfloor heating to ground floor and to the first floor bathrooms, highly energy efficient (EPC B)
- Two first floor balconies with glass and chrome balustrade
- High end contemporary kitchen
- Principle bedroom with en-suite and large balcony
- Integral garage and utility plus EV charger
- Perfect coastal home or private holiday retreat
- Exclusive location yet close to beautiful sandy beaches and walking distance to Barmouth High Street



Entrance Hall

Full of light, with porcelain tiled flooring, doors off to the main accommodation and internal door to garage/utility.

Lounge

16'4" x 21'10" (5 x 6.67)

Semi open plan to the dining area, the lounge is flooded with light with full height glazing to two aspects and French doors opening to the garden. The lounge enjoys wonderful woodland, mountain and estuary views and has a contemporary flame fire. With engineered oak flooring, a further window to the side and stairs to the first floor.

Kitchen/Diner

9'8" x 23'5" (2.96 x 7.15)

There is a natural dining area with full height glazing and French doors open to the patio providing the perfect setting for alfresco dining. The well equipped contemporary kitchen benefits from a window to the front with sea glimpses.

The kitchen has a range of wall and base units with quartz worktop over and integrated appliances including AEG double oven, AEG microwave, fridge freezer, dishwasher and AEG induction hob with extractor over. With porcelain tiled floor and recessed spotlights.

Ground Floor Cloakroom

8'9" x 3'3" (2.67 x 1)

With low level WC, hand basin and window to the side.

Principal Bedroom

11'9" x 18'6" (3.6 x 5.64)

Glorious views are seen via the full height glazing to two aspects, French doors open out onto the large balcony with glass and chrome balustrade. There is a range of built in wardrobes and door to en-suite.

En-Suite Principal Bedroom

4'0" x 15'2" (1.24 x 4.64)

Spacious and fully tiled with under floor heating. With white suite comprising of tiled shower enclosure, hand basin in vanity unit with counter and storage, plus low level WC. Heated towel rail and LED mirror, recessed spotlights and high window.

Bedroom 2

16'5" x 12'4" (max) (5.01 x 3.77 (max))

To the front of the property and benefiting from full height glazing and French doors opening to the sea facing balcony with glass and chrome balustrade. This spacious double also has a range of built in wardrobes.

Bedroom 3

10'8" x 11'6" (3.27 x 3.52)

Also to the front with sea views.

Bedroom 4

10'8" (max) x 11'5" (3.27 (max) x 3.5)

A further double with estuary and mountain views. Currently used as home office/study.

Family Bathroom

6'4" x 11'9" (1.95 x 3.6)

Fully tiled with underfloor heating. With white suite comprising of bath, large walk in shower, hand basin in vanity unit with counter and storage, and low level WC. Heated towel rail, LED mirror, recessed spotlights and window to the side.

Garage/Utility

10'4" x 20'2" (3.16 x 6.17)

Electric up and over door to the front and internal door to hallway. With fully tiled floor, sink and drainer, plumbing and space for a washing machine and a tumble drier and space for a second fridge freezer.

Housing the gas fired Valiant boiler (serviced in May 2026).





Exterior

To the front is a wide driveway with flower beds to one side and a patio area with seating in front of the house. There is also an EV charger. The patio continues around the side of the house (gated) to the rear garden.

The beautiful rear garden is laid to patio, lawn and gravel areas with glorious and expansive estuary, mountain and woodland views with a glass and oak balustrade. There are plentiful seating areas, a formal lawn and a raised bed section for fruit and vegetables. There is a potting shed for keen gardeners.

French doors from the lounge and dining room create a wonderful flow from the inside out and are positioned perfectly for al fresco dining. Extremely well designed, the first floor balcony provides some shade and shelter to the patio beneath it.

Additional Information

The property is connected to mains, electricity, gas, water and drainage. The property has excellent green credentials and is incredibly energy efficient with an EPC score of B. It is fully double glazed with high thermal efficiency windows all round, discrete solar panel water heating and state of the art under floor heating to the ground floor and first floor bathrooms. Gas central heating with radiators to the first floor.

There is approx 1 year remaining on the NHBC warranty.

PLEASE NOTE - THERE IS A COVENANT ON THE TITLE THAT EXCLUDES ANY COMMERCIAL HOLIDAY RENTAL OF THE PROPERTIES ON THIS DEVELOPMENT BUT THIS CAN BE USED AS A PRIVATE SECOND HOME

An annual charge of circa £600 is payable by all residents to the Swn Y Dail Management Limited Company to ensure it continues to be maintained to an exceptional standard, further details can be provided upon request.

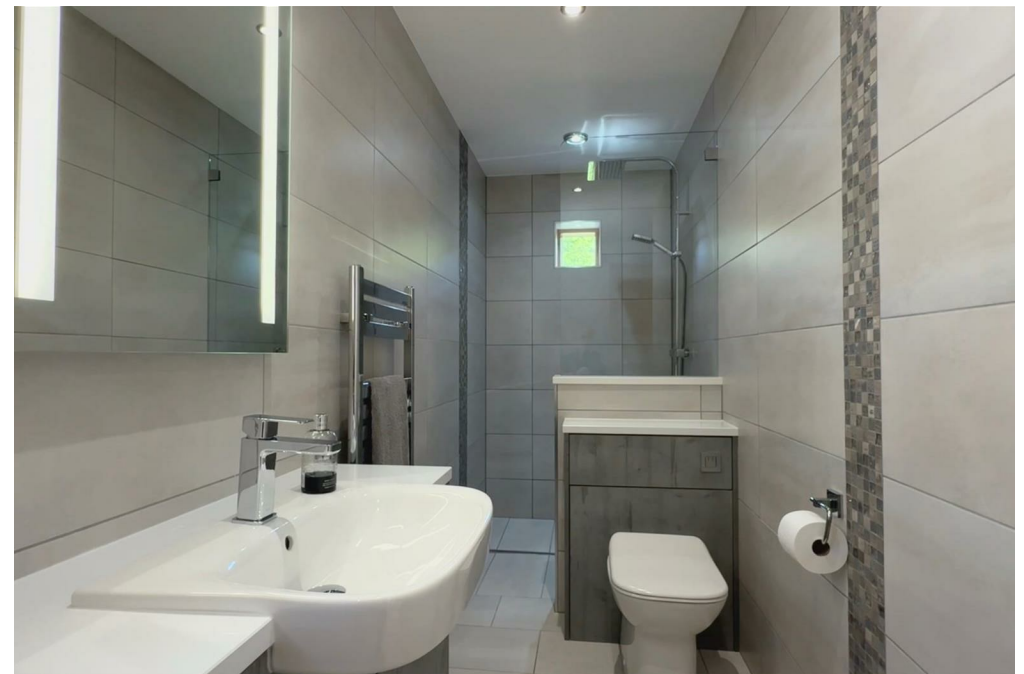
About the Award Winning Development

The following is extracted from a report by YGC, which is a multidisciplinary consultancy established by Gwynedd Council in 1996.

"External finishes comprise local stone and a mixture of render and timber cladding, complimented by the locally sourced and natural slate roof. The quality of workmanship and attention to detail is of the highest standard.....All dwellings exceed the minimum standards of the Building Regulations in 2007 achieving Code Level 3 standards. The dwellings are well insulated and have the highest standard of windows and doors as regards to U values. With the environment in mind, all the properties include under floor heating and solar panels to assist with the heating of hot water.....The site is one of the best in which Building Control has been involved. The developers have been the proud recipient of several LABC Building Excellence Awards since its inception."

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.

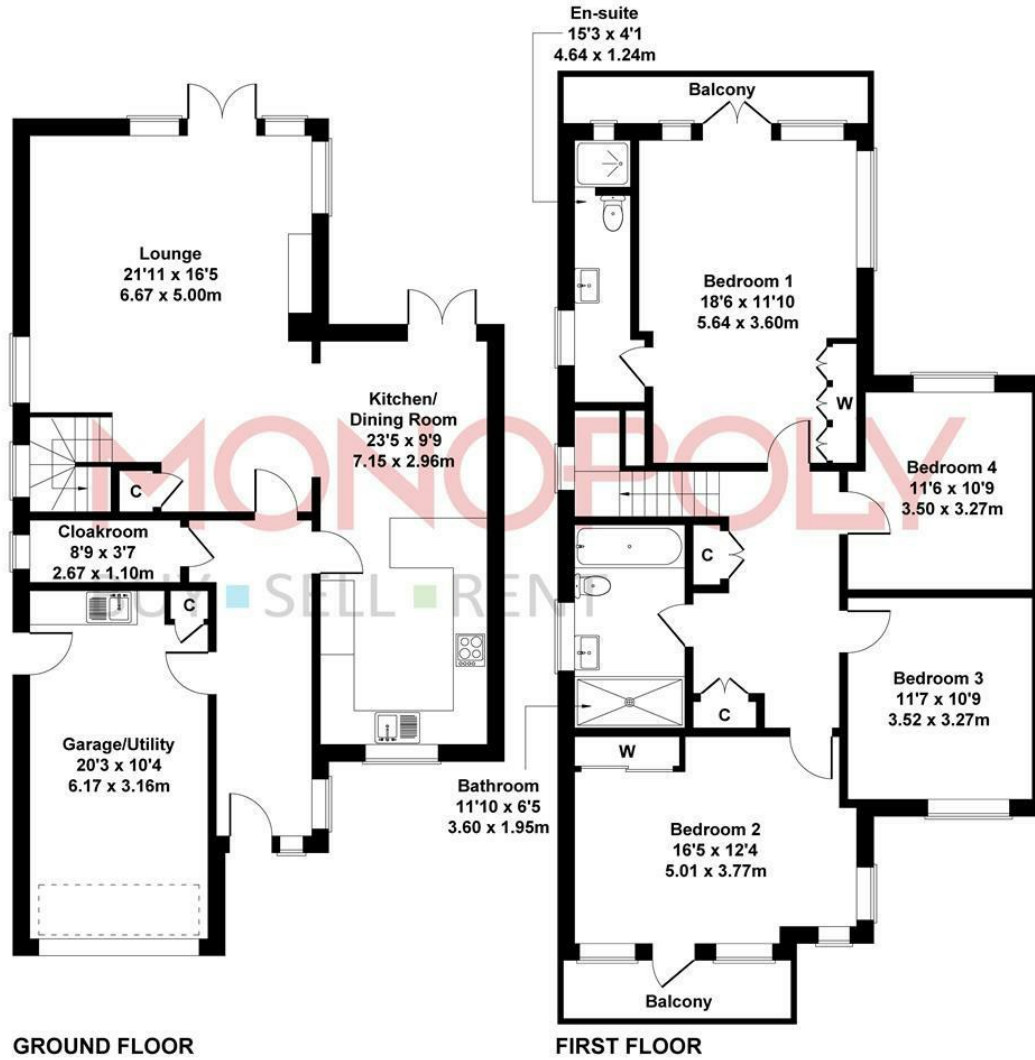
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





14 Swn Y Dail

Approximate Gross Internal Area
1970 sq ft - 183 sq m



Not 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.
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.

Energy Efficiency Rating		Current	Maximum	Environmental Impact (CO ₂) Rating		Current	Maximum
Very energy efficient - lower running costs	(92-100) A	83	100	Very environmentally friendly - lower CO ₂ emissions	(81-91) A		
(81-91) B	(81-91) B						
(69-80) C	(69-80) C						
(55-68) D	(55-68) D						
(39-54) E	(39-54) E						
(21-38) F	(21-38) F						
(1-20) G	(1-20) G						
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		







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