



## Dros y Mor

Barmouth | Merionethshire | LL42 1AJ

£825,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



# Dros y Mor

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Dros Y Mor (over the sea) is aptly named! This incredible detached house offers an exceptional living experience with breathtaking sea and sunset views. With five spacious bedrooms, this property is perfect for families or those seeking ample space for guests.

Boasting 2 reception rooms, there is also an outstanding sunroom, which spans the width of the house, is a true highlight, allowing you to soak up the stunning coastal vistas while enjoying the natural light that floods the space. Underfloor heating allows enjoyment of this room all year round. A well-designed kitchen, plus dining room and utility ensure that all your culinary needs are met with ease.

The principal bedroom has spectacular views and features both an ensuite bathroom plus a generous walk-in wardrobe, offering both comfort and convenience.

Additionally, a dedicated home office provides an ideal space for remote work or study, catering to the modern lifestyle.

The property sits on a large plot and boasts beautifully landscaped gardens overlooking the sea meticulously maintained to create a serene outdoor environment. For those with multiple vehicles, the large driveway accommodates several cars, boats etc, while the larger-than-double garage and expansive basement rooms, including a workshop, offer ample storage and versatility.

With oil central heating and double glazing throughout, this home ensures warmth and energy efficiency. This remarkable property in Llanaber on the outskirts of Barmouth offers an incredible lifestyle choice. Don't miss the opportunity to make this dream home your own.

- INCREDIBLE SEA VIEWS - expansive uninterrupted coastal views
- UNCOMPROMISING ACCOMMODATION -detached 5 bedroom residence on large plot
- OUTSTANDING SUNROOM - spanning the width of the property facing the coast with under floor heating
- LARGE GARAGE - and plentiful driveway parking
- WORKSHOP/BASEMENT - versatile and useful set of basement rooms with direct garden access
- BEAUTIFULLY PRESENTED - well maintained with double glazing and oil central heating
- RECEPTION ROOMS - 2 receptions plus a large kitchen,utility and home office
- COASTAL GARDENS WITH SUNSET VIEWS- sun terrace, lawns and mature flower beds, sub tropical palms
- COSY LOG BURNER - in marble fireplace in living room
- IDEALLY LOCATED - just outside the popular resort of Barmouth



## Entrance Hall

A welcoming entrance hall with oak flooring and doors off to the main accommodation.

## Living Room

13'2" x 29'10" (4.03 x 9.10)

Beautifully presented with expansive views. Benefiting from a cosy log burner in marble fireplace, dado rail and attractive architrave. Sliding glazed doors lead to the sunroom and there is a large feature bay window complete with window seat looking over the garden.

## Dining Room

16'3" x 10'0" (4.97 x 3.05)

Enjoying spectacular views and with oak flooring, dado rail and glazed sliding doors to the sun room beyond.

## Sunroom

48'10" x 9'2" (14.9 x 2.8)

Stretching the width of the house and facing the sea, this impressive room is a standout feature with oak flooring and incredible views. Patio doors open to the terrace with glass balustrade. With underfloor heating to allow enjoyment in all weathers. Stairs lead down to the basement.

## Kitchen

13'1" x 13'7" (4.01 x 4.15)

Beautifully appointed with a range of wall and base units with solid wooden counter over, plus a Butcher's block. Two built in ovens, gas hob with extractor over, integrated dishwasher and space for fridge/freezer. A picture window provides coastal views via the adjacent sun room.

## Utility Room

8'8" x 14'2" (2.65 x 4.34)

Well equipped with a range of wall and base units with counter over, sink and drainer. Space and

plumbing for both washing machine and tumble drier, space for American style fridge/freezer and door to sunroom.

## Home Office

8'2" x 9'10" (2.5 x 3)

With oak flooring and views to the garden.

## Cloakroom/WC

3'2" x 4'11" (0.99 x 1.5)

With low level WC and handbasin.

## Principal Bedroom & Walk in Wardrobe

19'4" x 16'4" (5.9 x 5.0)

With dual aspect windows and beautiful sea views over to the Llyn peninsula, built in wardrobes, drawers and vanity unit. Door to ensuite and doors to walk in wardrobe.

## En- Suite Principal Bedroom

Well appointed contemporary en-suite with marble tiled floor and walling. Floating his and hers sinks, shower with rainforest attachment and low level WC.

## Bedroom 2

12'1" x 9'6" (3.7 x 2.9)

A king sized bedroom with garden and hillside views.

## Bedroom 3

9'6" x 10'0" (2.9 x 3.05)

A generous double with spectacular sea views.

## Bedroom 4

13'1" x 11'3" (4.0 x 3.45)

King sized with oak flooring, hand wash basin in vanity unit and shower cubicle. Garden and hillside views.

## Bedroom 5

13'1" x 13'11" (4.0 x 4.25)

Benefiting from sea views, this king sized room has a hand wash basin and shower cubicle.





### Bathroom

6'9" x 10'0" (2.06 x 3.06)

With white suite comprising of bath, large walk in shower, hand basin and WC. There is a large counter, built in bathroom furniture with drawers and cupboard space and slate effect tiled flooring with under floor heating. Obscure window.

### Garage

18'5" x 18'8" (5.62 x 5.69)

Having up and over electric door to the driveway, worktops, power and lighting and space for a tumble drier.

### Basement/Workshop

Consisting of 3 rooms with power, lighting, water and garden access.

#### Basement Room 1

28'5" x 12'7" (8.67 x 3.86)

With base units and worktops, sink, space for dishwasher and space for chest freezer. There are sea views from the window.

#### Basement Room 2

14'5" x 12'5" (4.4 x 3.8)

Having double doors to the patio, plus electricity and lighting.

#### Basement Room 3

16'5" x 9'11" (5.01 x 3.04)

Configured as a workshop with concrete floor power and lighting.

### Basement WC

7'2" x 3'3" (2.2 x 1.0)

With low level WC and hand basin.

### Exterior

Dros Y Mor is approached via a long drive leading to the parking and garage, the large plot has lawns to the front, with mature fruit trees, apple, pear and plums and vegetable beds to front and rear. There are landscaped gardens to the rear with a very sunny aspect and facing the coast.

The sunroom opens to a beautiful terrace with glass balustrade running the width of the house. There are further lawns, seating areas, mature flower beds, patios and the basement also has direct garden access.

### Additional Information

The property is freehold and is connected to mains electricity and water. Drainage is via septic tank.

It is fully double glazed with oil fired central heating and propane gas to the hob.

### 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.

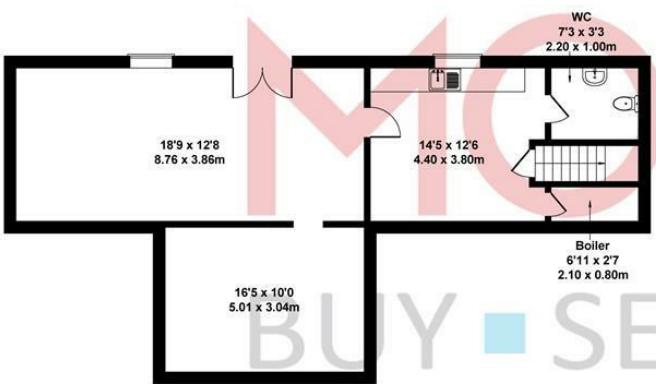
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of



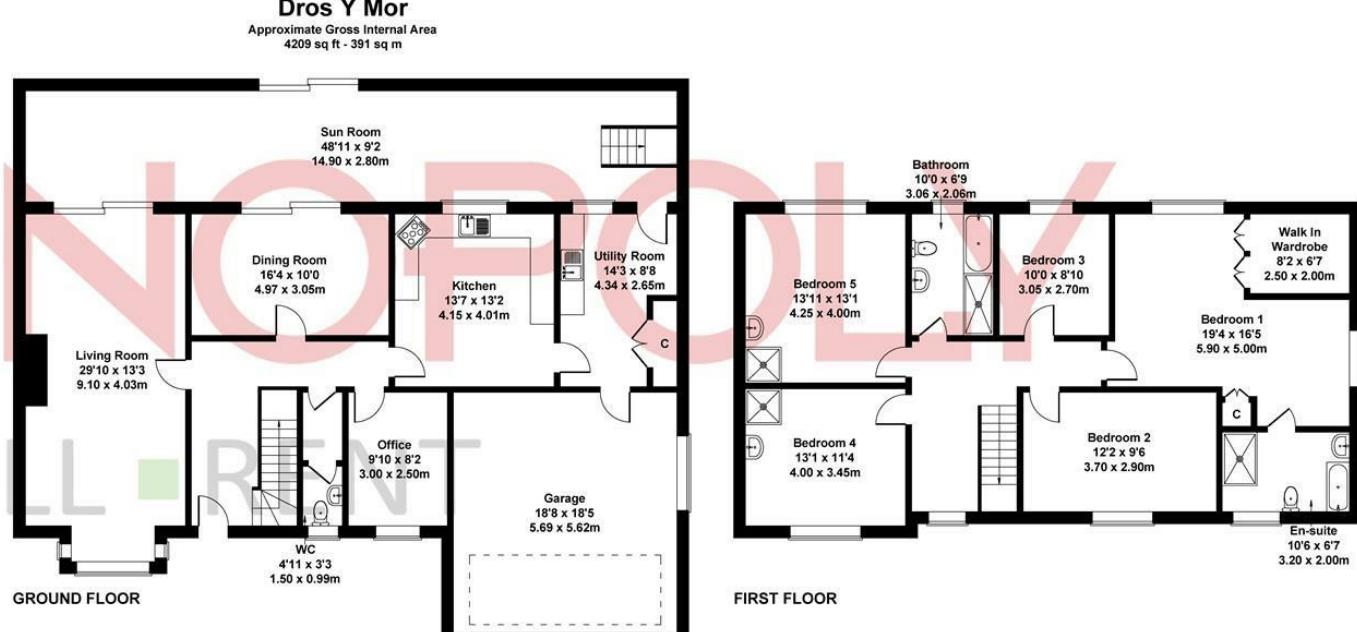
course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.







BASEMENT



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	Provision
Very energy efficient - lower running costs		
(B2 plus) A		
(B1-81) B		
(B1-91) C		
(B9-80) D		
(B5-48) E		
(B9-34) F		
(21-0) G		
Not energy efficient - higher running costs		
	66	70
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(B2 plus) A		
(B1-91) B		
(B9-80) C		
(B5-48) D		
(B9-34) E		
(21-0) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	







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