



15

Barmouth | LL42 1DT

£665,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT





# 15

## Barmouth | | LL42 IDT

An exceptional 3 bedroom detached property on the exclusive, prestigious, multiple award winning Swyn Y Dail development between the rugged Rhinog mountain range and the breathtakingly beautiful Mawddach Estuary on the outskirts of the popular coastal town of Barmouth.

As well as having architectural flair and grace the build quality is outstanding and the prime elevated setting is glorious with a sweeping view of woodland stretching round to face the beautiful Mawddach estuary, it not only has glorious water and woodland views but also an outstanding view of Cader Idris to the rear and distant sea views to the front.

It sits on an enviable plot with low maintenance gardens, and is positioned to invite you to enjoy the views of the estuary and mountain ranges not only from the garden and lounge but from the rear bedrooms too. The principal bedroom benefits from a balcony facing the estuary and mountains with full height glazing and French doors allowing full appreciation of the incredible surroundings.

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. 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 gas central heating to the first.

With driveway parking outside there is also a separate garage with further parking in front.

It is being sold with the benefit of NO ONWARD CHAIN.

- 3 bedroom detached property with striking architectural design and superior build quality (over 2 years remaining on NHBC warranty)
- Beautiful estuary, sea and mountain views
- Principle bedroom with en-suite and large balcony with sea views
- Immaculately presented, wealth of oak and glazing throughout
- High end kitchen and well appointed utility
- Incredibly energy efficient EPC Score 'B'
- Separate garage
- Underfloor heating to ground floor and first floor bathrooms
- Exclusive location yet close to beautiful sandy beaches and walking distance to Barmouth High Street
- Landscaped gardens with woodland backdrop



### Entrance Hall

An oak front door leads to the entrance hall with large storage cupboard and engineered oak staircase leading to the first floor. A door leads to the open plan living area which consists of a high end contemporary kitchen, dining area with glass balcony and living room opening onto the garden beyond with beautiful views.

### Kitchen

14'0" x 12'2" (4.28 x 3.71)

Open plan to the dining area and lounge, the contemporary kitchen is of an exceptionally high standard with a very attractive range of bespoke wall and base units with granite worktop over plus large granite breakfast bar. NEFF integrated appliances are installed throughout including an oven, oven/microwave, warming drawer, five ring induction hob with extractor, fridge freezer and dishwasher. The window to the front has distant sea views and there is a large dining area adjacent.

### Dining Area

13'6" x 11'5" (4.12 x 3.5)

Open plan to the kitchen and living area, with a glass balcony above the living area and step down, there is ample space for a large dining table and chairs.

### Living Area

16'7" x 13'6" (5.08 x 4.12)

Extremely spacious and light with stunning views from the full height Velfac windows and doors spanning the width of the living room and an additional corner door opening to the patio and garden beyond. There is a cosy gas stove effect burner and engineered oak flooring.

### Ground Floor Cloakroom

9'6" x 3'10" (2.92 x 1.18)

With white suite comprising of low level WC and

hand basin. With tiled floor, tiled splash backs and obscure window.

### Utility Room

9'6" x 5'10" (2.92 x 1.78)

With space and plumbing for a washing machine and a tumble drier, a range of base units with a counter and sink over. Window to the garden.

### Principal Bedroom

20'10" x 13'6" (6.36 x 4.14)

Spacious with stunning views via the full height windows and doors opening onto a glass panelled balcony. There is a range of built in wardrobes and door to the en-suite.

### En-Suite to Principal Bedroom

10'2" x 7'7" (3.12 x 2.33)

Beautifully appointed with low level WC, hand basin, bath and and large walk in shower. Fully tiled walls and floor with under floor heating, heated towel rail and window to the side.

### Bedroom 2

17'6" x 11'5" (5.34 x 3.48)

With window to the front and glorious views.

### Bedroom 3

10'0" x 9'6" (3.07 x 2.92)

Having woodland and distant sea views from the windows to the front and a range of built in wardrobes.

### Family Bathroom

9'5" x 8'6" (2.89 x 2.6)

A very attractive spacious bathroom with low level WC, hand basin in vanity unit, bath and walk in shower. With fully tiled walls and floor with under floor heating, heated towel rail and window to the front.





### **Garage**

20'6" x 12'0" (6.25 x 3.66)

Across from the house, the garage has remote controlled electric door, lighting and power, a tiled floor and space for parking in front.

### **Exterior**

To the front is driveway parking for 2 cars bordered by a bed of olive and bay trees leading to the front door and an Indian sandstone patio seating area. The low maintenance rear garden is tastefully landscaped with Indian sandstone patios, stone chipped areas and flower beds with a glass balcony ensuring uninterrupted panoramic views.

### **Additional Information**

The property is freehold and 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 gas central heating to the first. PLEASE NOTE - THERE IS A COVENANT ON THE TITLE THAT EXCLUDES ANY COMMERCIAL HOLIDAY RENTAL OF THE PROPERTY.

Please note, 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.

Council Tax Band F.

### **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



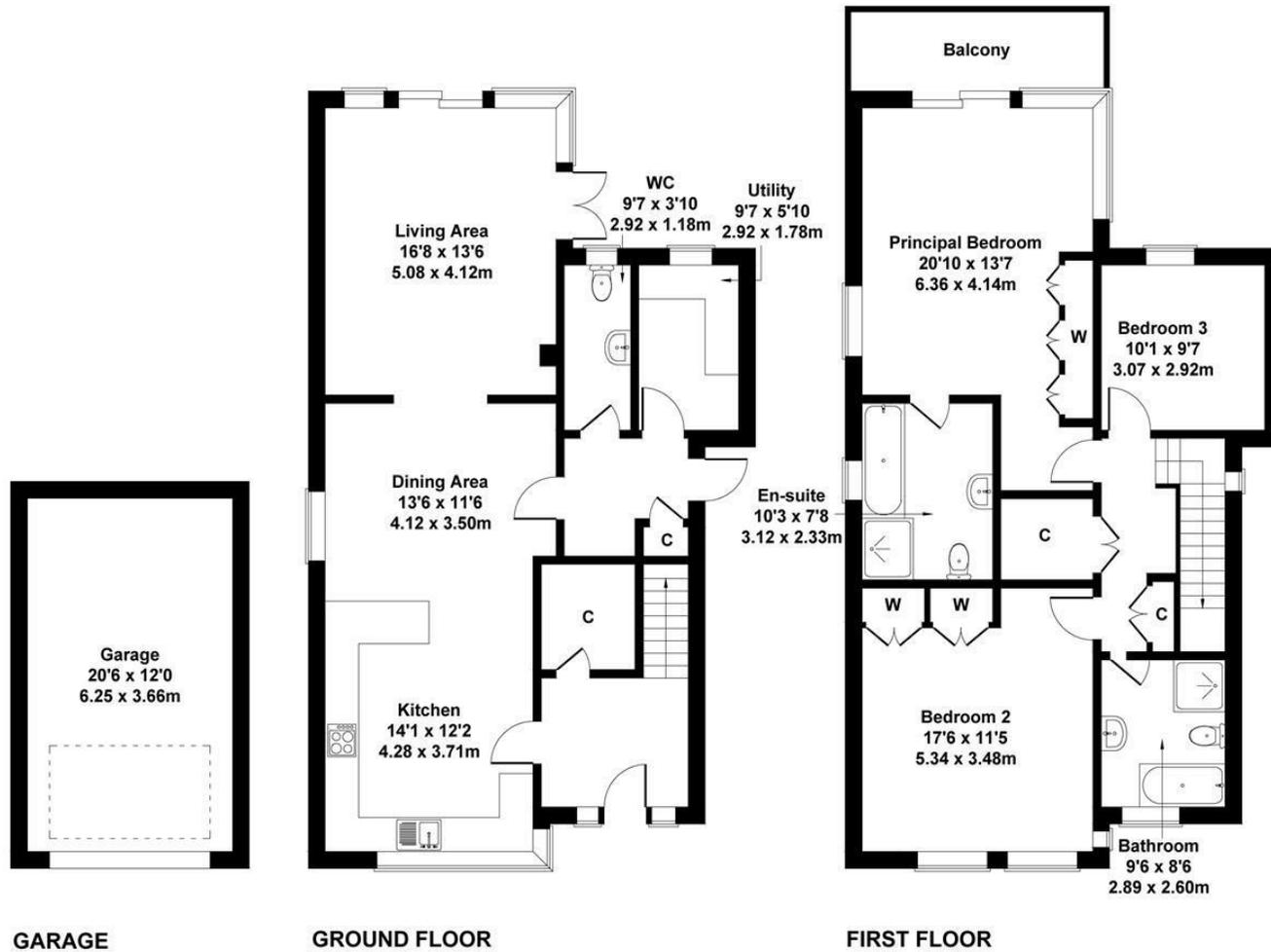
west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax.

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.





**15 Swn y Dail**  
 Approximate Gross Internal Area  
 1948 sq ft - 181 sq m



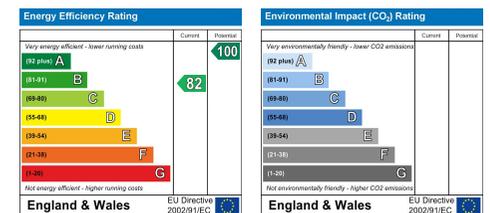
Not Drawn to Scale.  
 For Illustrative Purposes Only.

**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.

**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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