



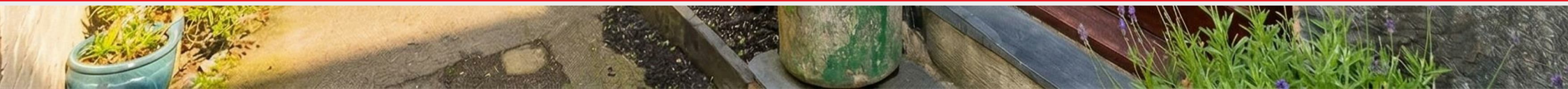
**Bryn Meirion**

Barmouth | LL42 1DD

£170,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT





# Bryn Meirion

Barmouth || LL42 1DD

A rare opportunity to purchase a traditional terraced stone cottage with spectacular views from the delightful garden located in the quiet quaint historic area known as "The Rock" tucked away above the hustle and bustle of the lovely seaside town of Barmouth with its outstanding beaches on the edge of the Snowdonia National Park.

Perfect as a charming coastal home, holiday retreat or holiday let opportunity.

Bryn Meirion is a 2 bedroom stone cottage full of character which includes beamed ceilings, a traditional stone fireplace with flue for gas fire ready to be installed and original slate floors. The views from the garden are breathtaking and really have to be seen to be appreciated.

The property has gas central heating with a recently installed Worcester boiler and an EPC D.

The property has undergone extensive damp proofing and tanking and benefits from a 10 year warranty.

The area of 'The Rock' has been described as "so quaint is the position of these dwellings that the inhabitants may be seen quietly looking down their neighbours' chimneys". This is a wonderful atmospheric cottage full of traditional character. There is no vehicular access to the cottage and viewers must be prepared to ascend some sets of steps from the High Street below to the front door which all lead to the considerable charm of this unique and quirky cottage.

Note: there is no direct access from the rear of the cottage to the garden. It is accessed via a path from the front door and up a set of steps. The garden is level, laid to lawn and patios.

Being sold with the benefit of NO ONWARD CHAIN.

- Traditional cottage on The Rock with 2 double bedrooms
- Garden with expansive sea, mountain and Barmouth Bridge views
- Perfect coastal home, holiday retreat or holiday let opportunity
- Open plan living room with traditional fireplace (with flue ready for gas fire installation)
- Full of character, slate floor, exposed stone walling, beamed ceilings
- Recently refitted shower room
- Gas central heating with new Worcester boiler EPC D
- Minutes walk from high street and beach
- Recently installed damp proofing and tanking with 10 year warranty
- NO ONWARD CHAIN



### Lounge/Kitchen/Diner

15'2" x 16'0" (4.63 x 4.9)

Full of character, this open plan room has slate floor, beamed ceiling and exposed stone walling with recessed traditional stone fireplace with flue liner in place for gas fire. The kitchen area has range of base units, with gas hob, stainless steel sink and space for fridge freezer.

There is space for a dining table and chairs and wooden stair case leads up to the first floor landing.

There is a large window to the front.

### Bedroom 1

9'10" x 10'2" (3.02 x 3.1)

A double bedroom with window to the front and exposed ceiling beam.

### Bedroom 2

10'5" x 7'6" (3.20 x 2.29)

A further double with exposed stone walling and roof light window.

### First Floor Landing

Light and bright with roof light window and airing cupboard with new Worcester boiler and space and plumbing for a washing machine. Doors off to the two bedrooms and shower room

### Shower Room

5'6" x 6'10" (1.68 x 2.09)

Recently refitted with large walk in shower, low level WC and hand basin. Wood effect vinyl flooring and roof light window.

### Garden

Directly to the rear is an elevated level garden with lawn and patios and superb coastal and mountain views, including the iconic Barmouth Bridge and over

the quaint roof tops of the Rock and Barmouth. Note: there is no direct access from the rear of the cottage to the garden. It is accessed via a path from the front door and up a set of steps. The garden is level, laid to lawn and patios.

### Directions

Directions begin on Church Street Barmouth:

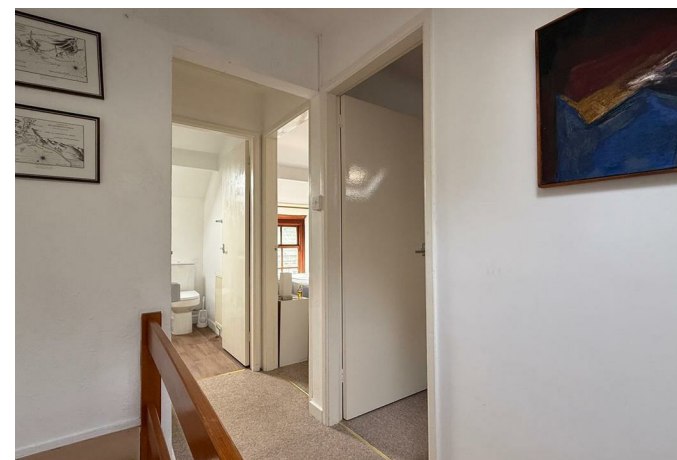
Bryn Meirion can be found by passing the Last In on the left and turning immediately left up a small alley between the houses of the Rock. Carry on up a mixture of slope and steps bearing round to the right as you ascend. After 42 steps Bryn Meirion will be found on your right hand side.

Alternatively take Gibraltar Lane (immediately opposite St Davids Church) and ascend up a mix of slope and steps bending round towards the right. After 28 steps, pass a fork off to the left and carry straight on, Bryn Meirion will be on the left hand side just before the lane turns to the right and starts to descend.

### 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.





**Damp Proof Warranty**

The recent damp proof work has a 10 year insurance backed warranty that is transferable to successive owners of the property.

**Disclaimer****ANTI-MONEY LAUNDERING CHECKS**

In accordance with current anti-money laundering legislation, intending purchasers will be required to provide proof of identity, address and source of funds/source of wealth information when an offer is made and before any sale can proceed. We ask for your cooperation to minimise delays.

**IMPORTANT NOTICE**

These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst we take reasonable care to ensure that the information provided is accurate and not misleading, buyers should not rely on these particulars as statements or representations of fact and should satisfy themselves by inspection, survey, searches and enquiries through their solicitor.

The Agent has not tested any apparatus, equipment, fixtures, fittings, services, heating systems, electrical installations, appliances or other items at the property and cannot confirm that they are in working order or fit for purpose. Any reference to tenure, boundaries, rights of way, easements, planning, building regulations, services, council tax, broadband/mobile coverage or other matters is based on information supplied by the Seller or third parties and should be verified by the Buyer's solicitor or surveyor.

Some images may have been digitally or AI enhanced for presentation purposes. Any such enhancement is cosmetic only and is limited to improving image quality, lighting, clarity or appearance. It is not used to alter or misrepresent the size, condition, layout, features, boundaries, views, location or material characteristics of the property.

Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked before travelling to view.



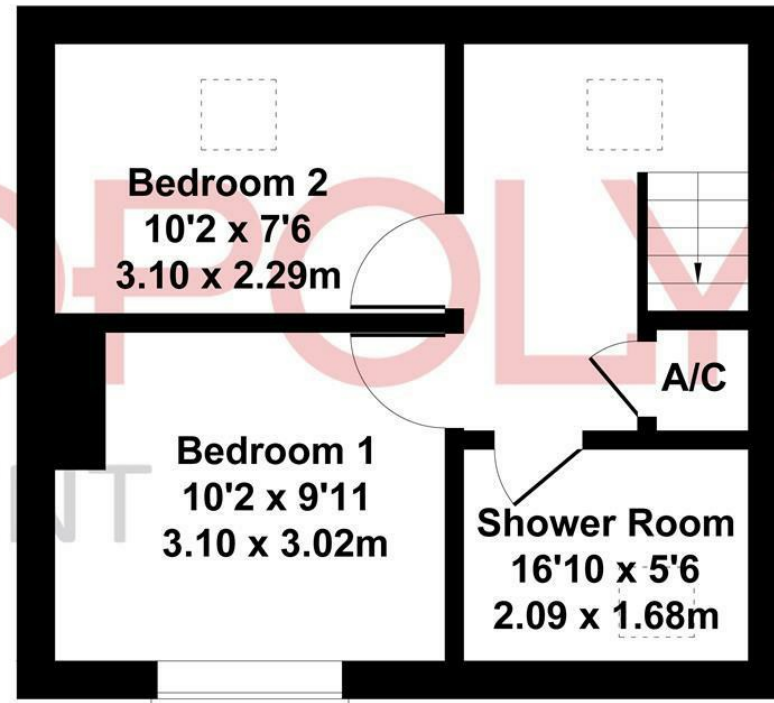


# Bryn Meirion

Approximate Gross Internal Area  
581 sq ft - 54 sq m



**GROUND FLOOR**



**FIRST FLOOR**

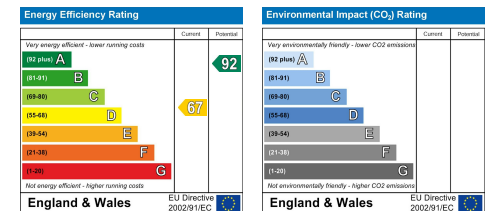
Not Drawn To Scale, For Illustrative Purposes Only

**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.







1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS  
01341 475000 | [gwynedd@monopolybuysellrent.co.uk](mailto:gwynedd@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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