



Lynton

Barnmouth | LL42 1EU

£249,000

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT





# Lynton

Barmouth | | LL42 1EU

REDUCED FOR A QUICK SALE, 3 Bron Aber Terrace presents an exceptional opportunity to acquire a delightful four-bedroom mid-terrace Victorian house. This fantastic family home boasts a low-maintenance exterior and is conveniently located just a stone's throw from the picturesque harbour, beach and the vibrant high street, all while being tucked away in a peaceful setting.

This low maintenance property is also perfect as a second home coastal retreat or holiday let business opportunity.

The property offers flexible accommodation spread over four floors, making it ideal for modern family living. Recent improvements include substantial window renewals, including the two large bay windows at the front. The upper rooms provide stunning views of the beach and the iconic Bath House and Round House (Ty Cron)

Inside, the house has been recently decorated throughout, creating a fresh and inviting atmosphere. The spacious lounge/diner on the ground floor is a perfect family space with kitchen and utility area located on the lower ground floor and having separate access outside. The property also includes WC facilities on 3 floors including a shower room, a bathroom, and an additional WC, ensuring convenience for all family members and guests.

Further enhancing the appeal of this home is the external stone store, offering easy additional storage solutions. With gas central heating and full double glazing, comfort and energy efficiency are assured.

Importantly, this property is offered with no onward chain, allowing for a smooth transition into your new home. 3 Bron Aber Terrace is a remarkable find in a very sought-after location. Do not miss the chance to make this splendid Victorian house your own.

- 4 double bedroom mid terrace Victorian house with sea and harbour views from top floor
- Tucked away location just a stones throw from harbour, beach and high street
- Flexible accommodation set over 4 floors
- Large external store room
- WC facilities to 3 floors including shower room and separate bathroom
- Fully double glazed with recent window and pane replacement including the 2 large bays to the front.
- Gas central heating
- NO ONWARD CHAIN
- Recently redecorated throughout
- MAIN RESIDENCE, HOLIDAY LET OR SECOND HOME POTENTIAL



### Hallway

With wood effect laminate flooring and covered ceiling, doors off to the lounge/diner and to the ground floor WC. The original staircase rises to the first floor and stairs lead down to the kitchen and utility on the lower ground floor.

### Lounge/Diner

20'0" x 12'9" (6.10 x 3.90)

Incredibly spacious and full of character with wood effect laminate flooring and dual windows including the large new bay window to the front. There is a coved ceiling, picture rail, dado rail and feature with electric stove effect fire on slate hearth.

### Kitchen

Located on the lower ground floor adjacent to the utility room and with access to the lane outside. With a range of wall and base units, plumbing and space for dishwasher/washing machine, space for range style cooker with extractor over, space for large fridge/freezer (American), tiled flooring and tiled splash backs. A window looks out to the rear and a door leads to the utility room.

### Utility

With space and plumbing for washing machine, storage open shelving, Worcester gas boiler, tiled flooring and part tiled walls. A door leads out to the lane at the rear and to the external store. The lane cuts through directly to the Harbour.

### Ground Floor WC

With low level WC, hand basin, heated towel rail, partially tiled walls and window to the rear.

### Bedroom 1

10'9" x 10'0" (3.28 x 3.06)

With new large bay window to front with sea views and views of Ty Cron and old Barmouth

### Bedroom 2

10'9" x 9'6" (3.3 x 2.9)

A large double with window to the rear.

### First Floor Shower Room

7'6" x 6'8" (2.3 x 2.05)

White suite comprising of large shower cubicle, Saniflo W.C., hand basin in vanity unit, heated towel rail/radiator, partly tiled walls, wood effect laminate flooring and window to the front.

### Bedroom 3

10'3" x 9'10" (3.13 x 3)

On the top floor with window to the front having beach and sea views.

### Bedroom 4

12'9" x 9'6" (3.9 x 2.9)

A fourth large double with window to rear.

### Second Floor Bath Room

With coloured suite comprising of bath, low level WC and hand basin. Wood effect laminate flooring, part tiled walls and window to the front.

### External Storeroom

Just a couple of steps away from the rear door is a stone built external store room.

### Additional Information

The property is connected to mains electricity, gas, water and drainage. It is fully double glazed with gas central heating. Parking is available at the long stay car park just seconds walk away with an annual resident's permit can be purchased for approx. £70 per annum.

### 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.

#### **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.

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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.

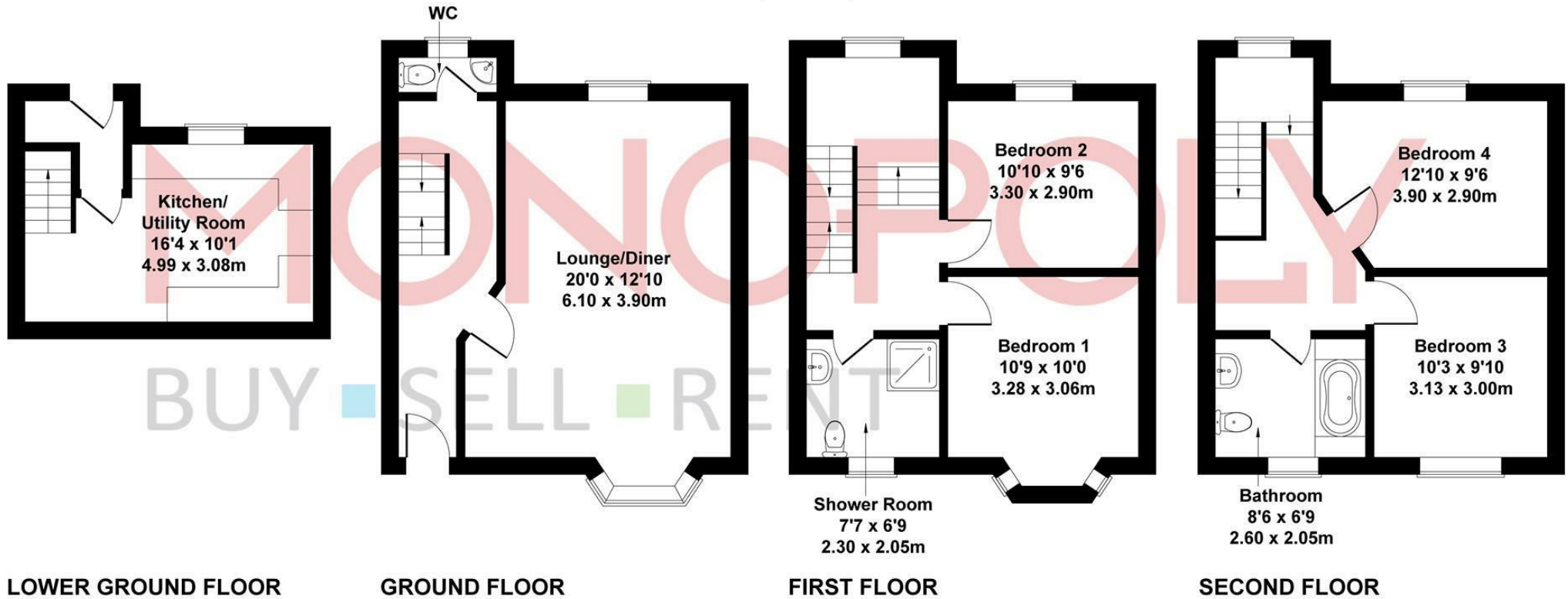






# Lynton

Approximate Gross Internal Area  
1389 sq ft - 129 sq m

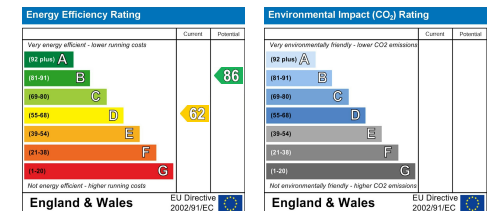


Not to scale for illustrative purposes only

## 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.







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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