



23 Swn Y Dail

Barmouth | LL42 1DT

£1,895,000

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT



# 23 Swn Y Dail

Barmouth || LL42 1DT

Completed in 2022, a unique, stunning and bespoke new build property finished to an impeccable standard, designed and built without compromise. One of just 4 properties on the peninsula of an exclusive development, it has unequalled views of estuary, sea, mountains and the iconic harbour bridge.

Boasting five balconies and multiple terraces, all the main rooms have sea or mountain views. Significant "floor to ceiling" glazing takes full advantage of the beautiful setting creating a real connection between the inside and out.

Spanning 409 sqm, with a wealth of porcelain tiling and bespoke walnut staircase, there are three reception rooms, 4 bedrooms, 5 bathrooms plus utility, wine room, large garage and underfloor heating to both floors.

An internal lift ensures full enjoyment of the property regardless of mobilities or age.

The impressive kitchen/diner is equipped with high end AEG appliances including 5 ovens, 3 plate warmers, an induction hob plus gas burner. The ground floor accommodation effortlessly flows and expansive bi-folding doors seamlessly merge the indoor and outdoor creating the perfect family and entertaining space.

The principal bedroom suite boasts two en-suites plus dressing room and two large balconies facing the sea. The second bedroom suite has a stylish en-suite and dual balconies providing both sea and mountain views plus access a private raised terrace.

The large integral garage has storage, worktop space and utility facilities. The gardens are tastefully landscaped with lawns and multiple terraces with glorious sea views. A large garden pod ensures enjoyment throughout the year and in all weathers.

The environmental credentials are impeccable with an EPC rating of B.

This property is all about the location, views and lifestyle, boat harbours, marinas and a private air field are all in close proximity.

We recommend viewing the presentation video to fully appreciate this amazing property and its outstanding location

- Bespoke design completed in 2022 in elevated prime position on exclusive development
- Stunning panoramic sea, estuary, Harbour Bridge and mountain views from virtually every room
- Extensive balconies and terraces, 5 balconies with sea and/or mountain views and glass balustrade
- Internal Lift
- Substantial versatile living space spanning 409 sqm, 3 reception rooms, utility and wine room
- 4 bedrooms, 5 bathrooms (two en-suites to principal bedroom suite)
- Short walk to beach, mountain and river walks, highly sought after location
- Exceptional environmental credentials, EPC B
- Large garage, landscaped gardens
- Anchorage, marinas and a private airfield are within close proximity



### Entrance Hall & Lift

Flooded with light, the imposing entrance hall boasts porcelain tiles and a walnut staircase with glass balustrade rising to the first floor. A glazed atrium provides a unique and interesting seating area with access to the external terrace and the glazed detail continues to the first floor landing effectively framing the surrounding vista. There is a lift to the first floor.

### Kitchen/Diner

15'7" x 15'5" (4.75 x 4.7)

An outstanding kitchen/diner equipped with high end AEG appliances, an expanse of Corian worktops. There are 5 ovens, 3 plate warmers and induction hob plus gas burner - sufficient to satisfy any gourmet chef. There is an integrated dishwasher and fridge freezer with further appliances in the utility, wine room and garage. There is a large breakfast bar plus space for dining table and chairs in front of the bi-folding doors to the terrace.

Semi open plan to the living room there is a contemporary wall mounted fire place shared between the dining and living areas.

### Living Room

Large living room with incredible views from the full ceiling to floor glazed windows with bi-folding doors which span the width of the room and open to the terrace and garden.

### Sitting Room

20'6" x 14'10" (6.26 x 4.54)

The large family room has a window to the front and porcelain tiling.

### Snug

11'1" x 9'10" (3.4 x 3)

A cosy, intimate and relaxing room with dual aspect bi-folding doors opening to terrace. With porcelain tiled flooring and sea views.

### Utility

10'5" x 8'10" (3.2 x 2.7)

With a range of wall and floor units with counter over, sink and drainer and AEG American style fridge freezer. A door leads out to the garden.

### Wine Room

Having a bespoke wine rack with capacity for over 100 bottles. In addition there is a large wine fridge. As ideal spot for laying down wines and storing beverages.

### Ground Floor WC

4'7" x 9'10" (1.4 x 3)

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

### First Floor

On this floor are 2 bedroom suites and 2 further king sized bedrooms. All rooms benefit from at least one balcony and superb views. All have en-suites (the principal has 2) which are individually tiled and benefit from bathroom furniture and Corian counters. All rooms have underfloor heating.

### Principal Bedroom Suite

32'8" x 14'1" (9.97 x 4.3)

The principal bedroom suite is breath taking, boasting a two large balconies spanning the width of the room with floor to ceiling glazing and doors out. The balconies have expansive and panoramic views across the Mawddach Estuary, the iconic Harbour bridge and Barmouth Bay.

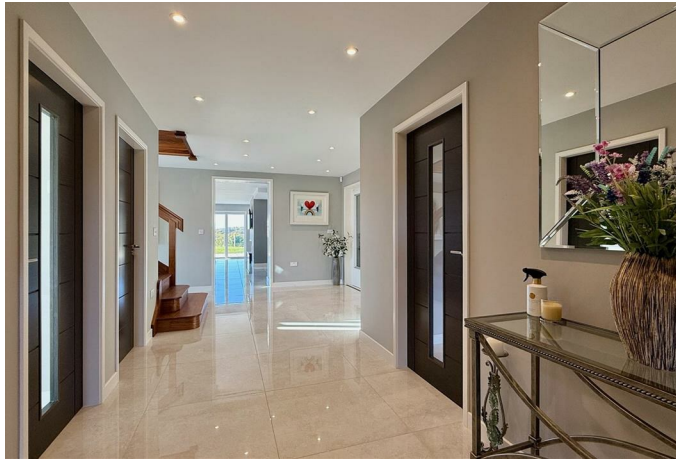
There are two beautifully appointed en-suites plus a large walk in dressing room.

### En-Suite 1

11'5" x 9'2" (3.5 x 2.8)

With large walk in shower, hand basin, bidet, WC and heated towel rail. Window to the side.





**En-Suite 2**

12'1" × 10'2" (3.7 × 3.1)

With with large walk in shower, bath, hand basin, bidet, WC and heated towel rail.  
Window to the side.

**Dressing Room**

11'5" × 5'10" (3.5 × 1.8)

With a wealth of built in wardrobes and window to the side.

**Bedroom Suite 2**

20'11" × 14'3" (6.4 × 4.36)

The second bedroom suite benefits from dual aspect balconies with sea views to the front and mountain views over the Cadar ranges to the rear. With large en-suite and built in wardrobes.

**En- Suite Bedroom 2**

13'5" × 4'9" (4.10 × 1.46)

Large walk in shower, bath, hand basin, WC and heated towel rail.

**Bedroom 3**

15'8" × 13'1" (4.8 × 4)

Benefiting from large balcony to the front looking down across the Mawddach estuary and over to Cader Idris and the mountain ranges. Door to en-suite.

**En- Suite Bedroom 3**

10'1" × 5'6" (3.08 × 1.7)

With large walk in shower, hand basin and WC.

**Bedroom 4**

16'4" × 10'3" (5 × 3.14)

Also benefitting from a balcony to the front with estuary and mountain views. Door to en-suite.

**En-Suite Bedroom 4**

10'5" × 5'10" (3.2 × 1.8)

Large walk in shower, hand basin and WC.

**Garage**

24'5" × 22'11" (7.45 × 7)

The large garage has electric up and over door to the front and pedestrian door into house and also out to garden at the rear. It has a range of wall and base units with counter over, sink and drainer and plumbing and space for a washing machine and a tumble drier.

**Exterior**

The garden is beautifully landscaped with lawns over looking the spectacular view, there is a contemporary spherical glass pod to enjoy the views and environment on those chiller evenings.



### 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 and first floor.

The property has a classification of C5 and can be enjoyed as a main residence or second home (use class C5)

PLEASE NOTE - THERE IS A COVENANT ON THE TITLE THAT EXCLUDES ANY COMMERCIAL HOLIDAY RENTAL OF THE PROPERTY.

### 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.

### **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

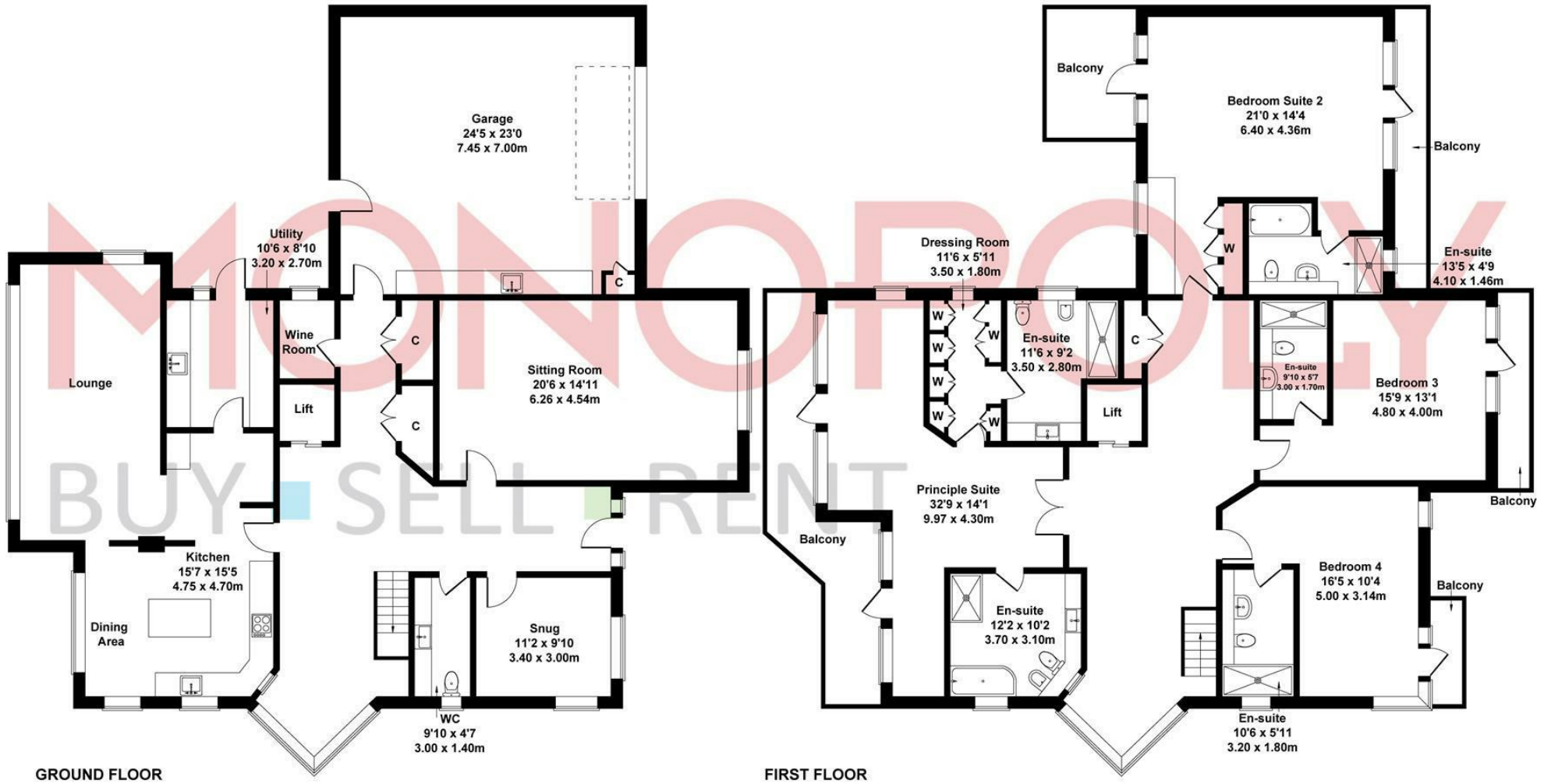


and cannot confirm that they are in working order or fit for purpose. Any reference to tenure, boundaries, rights of way, easements, planning, building regulations, services, council tax, broadband/mobile coverage or other matters is based on information supplied by the Seller or third parties and should 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.

**23 Swn Y Dail**  
 Approximate Gross Internal Area  
 4402 sq ft - 409 sq m



Not to Scale. Produced by The Plan Portal 2024  
 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                   |  | Environmental Impact (CO <sub>2</sub> ) Rating |  |
|--|--|--|--|
| Current                                    | Future                                     | Current  | Future                                     |
| <br>87                                     | <br>96                                     | <br>A  | <br>A                                      |
| England & Wales<br>EU Directive 2002/91/EC | England & Wales<br>EU Directive 2002/91/EC | England & Wales<br>EU Directive 2002/91/EC     | England & Wales<br>EU Directive 2002/91/EC |







1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS  
01341 475000 | gwynedd@monopolybuysellrent.co.uk  
www.monopolybuysellrent.co.uk

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