



47

Barmouth | LL42 1LD

£249,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



47

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Undoubtedly the finest on the street and offering incredible value for money, this 3 bedroom end of row house presents an outstanding opportunity for those seeking a beautifully renovated home in the heart of Barmouth.

Extensively renovated (back to brick) to a very high standard including structural alterations full electrical and plumbing replacement, roof works, insulation improvements, landscaping and modern interior upgrades and more.

New double glazed window and doors have been installed, interior oak door doors fitted, plus new bathroom, kitchen, flooring and carpets.

Boasting three well-proportioned bedrooms, it is ideal for families or those wishing to have extra space for guests. There is a spacious kitchen/diner with French doors opening to the enclosed rear garden, the lounge benefits from a bespoke entertainment wall, plus a sunroom to the rear.

The resulting energy efficient home is beautifully presented with contemporary decor throughout.

Outside, the landscaped gardens to front and back are low maintenance with driveway parking for 3 cars, to the rear is a large enclosed safe garden laid to sandstone patios and gravel and an outbuilding provides useful storage and houses a HOT TUB.

Situated in a popular location, this property is conveniently close to local amenities, beach, primary school and town centre.

It combines fantastic high end renovation, quality of presentation and decor, spacious accommodation and a desirable location, making it a wonderful opportunity for those looking for a stunning coastal home.

This home truly is move-in ready, allowing you to settle in without delay. Whether you are a first-time buyer, a growing family, or looking for a sound investment, this property is a must-see. Experience the charm of Barmouth and make this exceptional house your new home without delay.

- Outstanding extensively renovated 3 bedroom property
- Back to brick high end renovation inside and out
- Driveway parking for 3 cars
- Landscaped enclosed rear garden with outbuilding and hot tub
- Superb open plan kitchen/diner with French doors to garden
- Living room with bespoke entertainment wall
- 3 good sized bedrooms and refitted family bathroom
- Popular location close to primary school, beach and town centre
- Incredibly well presented with contemporary decor throughout
- Double glazed with gas central heating



Entrance Porch

With slate roof and window, this extended porch is perfect for shoes and coats and benefits from a new slate roof. A door opens to the hallway.

Entrance Hall

With doors off to living room, kitchen/diner and stairs to the first floor.

Living Room

13'9" x 10'5" (4.2 x 3.2)

With custom built media wall, wood effect laminate flooring and recessed flame effect electric fire.

Window to the front.

Kitchen/Diner

20'8" x 10'10" (6.3 x 3.31)

This area has been reconfigured to create a superb open plan area with well equipped contemporary kitchen and large dining area in front of large French doors to the garden. All work complies to building regulations and includes the installation of an RSJ.

The kitchen has a range of navy base and wall units plus large peninsula breakfast bar with stools, integrated appliances include, fridge freezer, dishwasher, oven and hob with extractor over. Black composite 1 1/2 sink and contemporary white tiles with black grout.

With pocket door to hallway.

Sun Room

8'0" x 5'6" (2.45 x 1.7)

Accessed from the garden, of UPVC construction and laminate roof, space and plumbing for both washing machine and tumble drier with counter over.

Bedroom 1

13'9" x 10'9" (4.2 x 3.3)

A large double with sea view glimpses and built in wardrobes.

Bedroom 2

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

A double bedroom with views over to the Rock and space

Bedroom 3

9'6" x 7'6" (2.9 x 2.3)

With views to the Rock and custom made over stairs built in bed with integrated media wall and storage underneath.

Bathroom

6'5" x 5'10" (1.97 x 1.8)

Refitted white suite comprising of L shaped bath with rainforest shower over, hand basin in vanity unit with waterfall taps, low level WC. Obscure window, new extractor fan and pvc splash boards throughout.

Garden Building

8'6" x 11'9" (2.6 x 3.6)

This useful prefab building sits on a new 24 x 14ft concrete base and houses the hot tub (included in sale). It has UPVC door and window and a reinforced electricity supply.

Exterior

To the front is a newly laid tarmac and gravel driveway with parking for 3 cars. The enclosed safe garden to the rear has been levelled and landscaped with sandstone patio seating areas and low maintenance gravel. New 6ft fencing and a gate have been erected and the ground is lined with weed suppressant membrane below the gravel and patio flags.

Additional Renovation Information

In addition to the work listed above, the vendor has informed that the following work has been undertaken including:





All external walls have been fitted with insulated plasterboard for improved insulation and efficiency. Every wall and ceiling has new plasterboard.

The front half of the roof has been replaced including; new felt, battens, ridge tiles, lead work to valleys and new slates. The chimney has been lowered, rendered and capped on the side of No 47.

New fascias and guttering installed to the front, rear and side.

A new plumbing system has been installed including gas central heating, boiler and radiators. The sunroom has been configured to run two washing machines.

The house has been completely rewired with new fuse board/consumer unit, smoke detectors installed on all floors including attic and heavy duty external wiring installed to supply the garden, hot tub and outbuilding.

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.

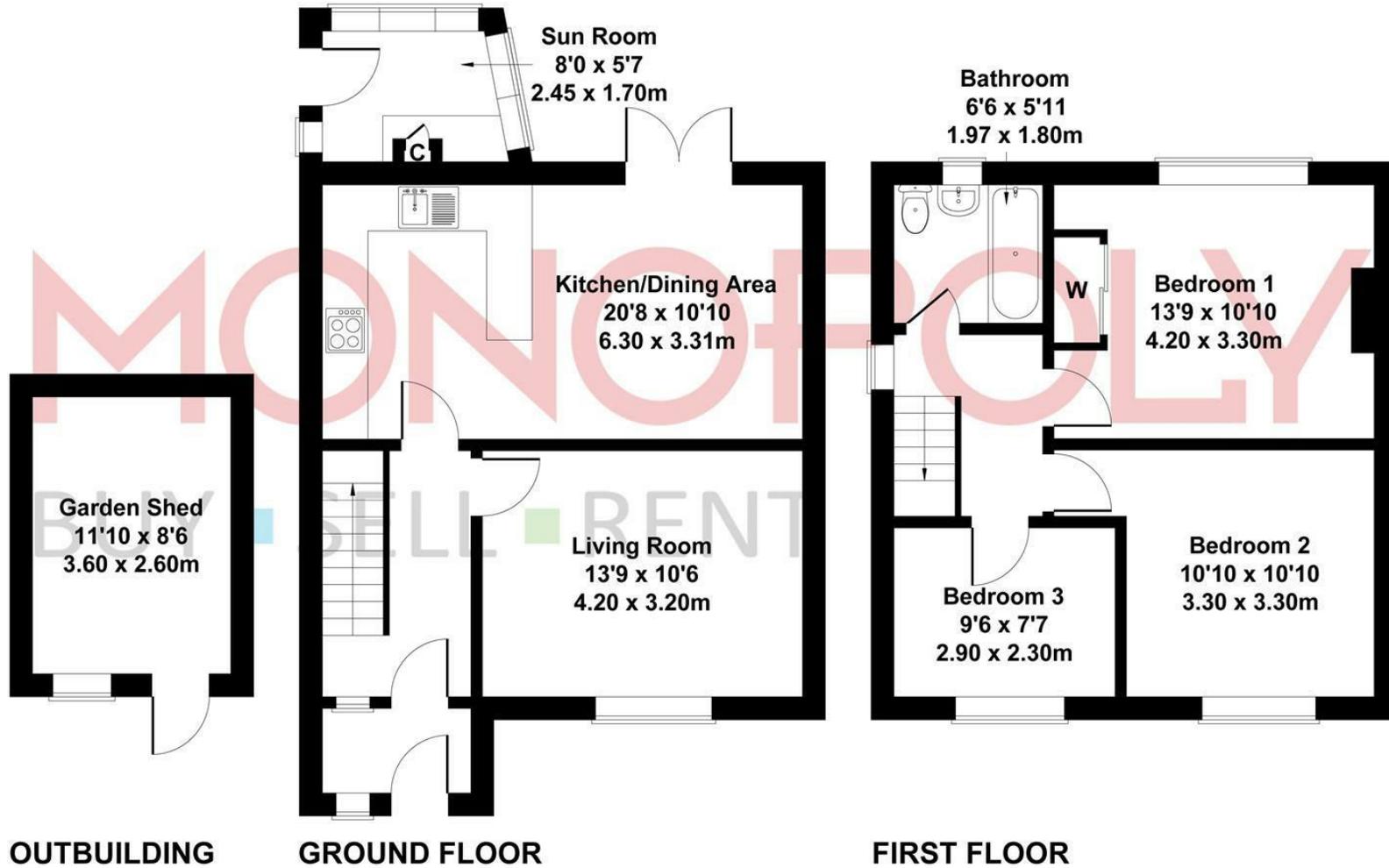
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





47 Heol Idris

Approximate Gross Internal Area
1076 sq ft - 100 sq m



Not to scale for illustrative purpose 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 ₂) Rating		
Current	Target	Passive	Current	Target	Passive
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-95) A			(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(14-20) G		
(14-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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