7

Barmouth | | LL42 1DT

Offers In Excess Of £400,000

MONOPOLY®

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7

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An exceptional 3 bedroom property on the exclusive, prestigious, multiple award winning Swn 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. It is located in a tranquil setting surrounded by woodland with estuary and sea glimpses and yet only a 10 minute stroll from a sandy beach and the town centre.

As well as having architectural flair the property is fully double glazed with high thermal efficiency windows all round and state of the art under floor heating to the ground floors and first floor bathrooms. It has an outstanding EPC score (B) and 5 years of the NHBC warranty remaining for extra peace of mind.

This low maintenance property makes the perfect coastal home or private holiday retreat.

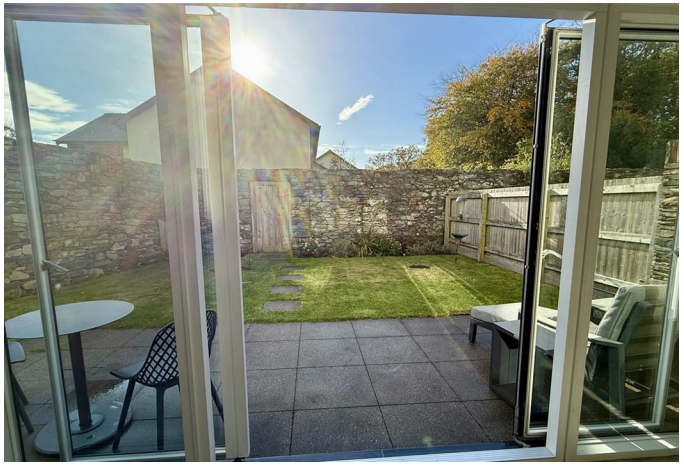
The build quality is outstanding and the prime elevated setting is glorious; it sits within a meticulously landscaped Victorian walled garden area that has been adapted to provide a spectacular setting off the aptly named 'Panorama Road'. Set within a lush green wooded backdrop with SEA VIEWS from the principal bedroom.

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.

It is immaculately presented and has been extremely well maintained by the current owners.

The property is being sold with the benefit of NO ONWARD CHAIN.

- Outstanding stylish contemporary home on exclusive award winning development
- Tranquil setting surrounded by woodland with estuary and sea glimpses and yet only a 10 minute stroll from a sandy beach and the town centre.
- 3 bedrooms, one with en-suite plus family bathroom and ground floor WC
- Exceptional open plan lounge/diner/kitchen
- Outstanding build architecture and build quality with green credentials and EPC B
- Underfloor heating to ground floor and first floor bathrooms
- Balance of 10 year NHBC remaining
- Parking and garage, south facing low maintenance walled garden
- Close to sandy beaches, bustling Barmouth resort and beautiful woodland and estuary walks
- Perfect coastal home or private holiday retreat



Hallway
The front door opens in to a large welcoming hallway with two large storage cupboards one of which contains the unvented pressurised hot water cylinder and space and plumbing for washing machine. Externally next to the front door is a large walk in lockable storage cupboard. Door through to;

Cloakroom
With white suite consisting of low level WC and wash handbasin set in vanity unit.

Lounge/Diner/Kitchen
19'8" x 12'2" (6.00 x 3.73)
The hallway opens into a large open plan living space which is beautifully proportioned and benefits from underfloor heating throughout, a wealth of glazing to the rear looking over and opening to the garden, a stylish high end kitchen plus discrete dining area.

Kitchen/Dining Area
18'0" x 11'9" (5.51 x 3.6)
A delightful contemporary kitchen comprised of floor and wall units with integrated appliances including; fridge/freezer, AEG stainless oven, AEG microwave/grill, 5 plate AEG induction hob, AEG extractor and dishwasher. Recessed LED spotlights and breakfast bar.

The dining area benefits from recessed LED spotlights, space for dining table and access to staircase.

Lounge
19'7" x 15'10" (5.99 x 4.83)
With glazed Velfac double patio doors and full length windows enjoying views out to the back garden and original Victorian stone wall and access on to external slabbed patio areas. Feature inset 'Gazco Skope' LED realistic electric fire, recessed LED spotlights and under-stairs storage cupboard.

First Floor Landing

Principle Bedroom
14'3" x 12'3" (4.35 x 3.75)
Large double bedroom with a lovely outlook over the walled back garden and through to the sea, door to;

En-Suite Principal Bedroom
12'3" x 5'0" (3.75 x 1.54)
Stylishly appointed with white suite comprising of low level WC, wash handbasin set in vanity unit, walk in shower and heated towel rail. Fully tiled walls and floor, underfloor heating and obscure glazed window to rear elevation.

Bedroom 2
13'7" (max) x 11'9" (4.16 (max) x 3.59)
Lovely light double bedroom due to the glazed Juliet balcony door and glass balustrade with full length windows to each side overlooking the Walled Garden development to the beautiful woodland beyond.

Bedroom 3
10'7" x 7'5" (3.25 x 2.27)
Good sized single bedroom or study with views to the front elevation across the Walled Garden development to the woodland beyond.

Family Bathroom
8'9" x 7'3" (2.69 x 2.23)
Stylishly appointed with white suite comprising of low level WC, wash handbasin set in vanity unit, bath with shower and glazed screen over and heated towel rail. Fully tiled walls and floor, underfloor heating and obscure glazed window to side elevation.

Exterior
Front garden set to lawn with landscaped, planted

beds. The rear and side gardens of number 7 are fully enclosed and bordered by the beautiful, original stone built Victorian wall. There is a garage with up and over door and rear entrance and two dedicated parking spaces; there are also three additional visitor parking spaces available. The development is beautifully landscaped with herbaceous borders and the area is bordered with peaceful, mature woodland.

Garage
21'5" x 9'6" (6.53 x 2.90)
With up and over door, power and lighting, eaves storage space and lockable rear access door.With up and over door, power and lighting, eaves storage space and lockable rear access door.

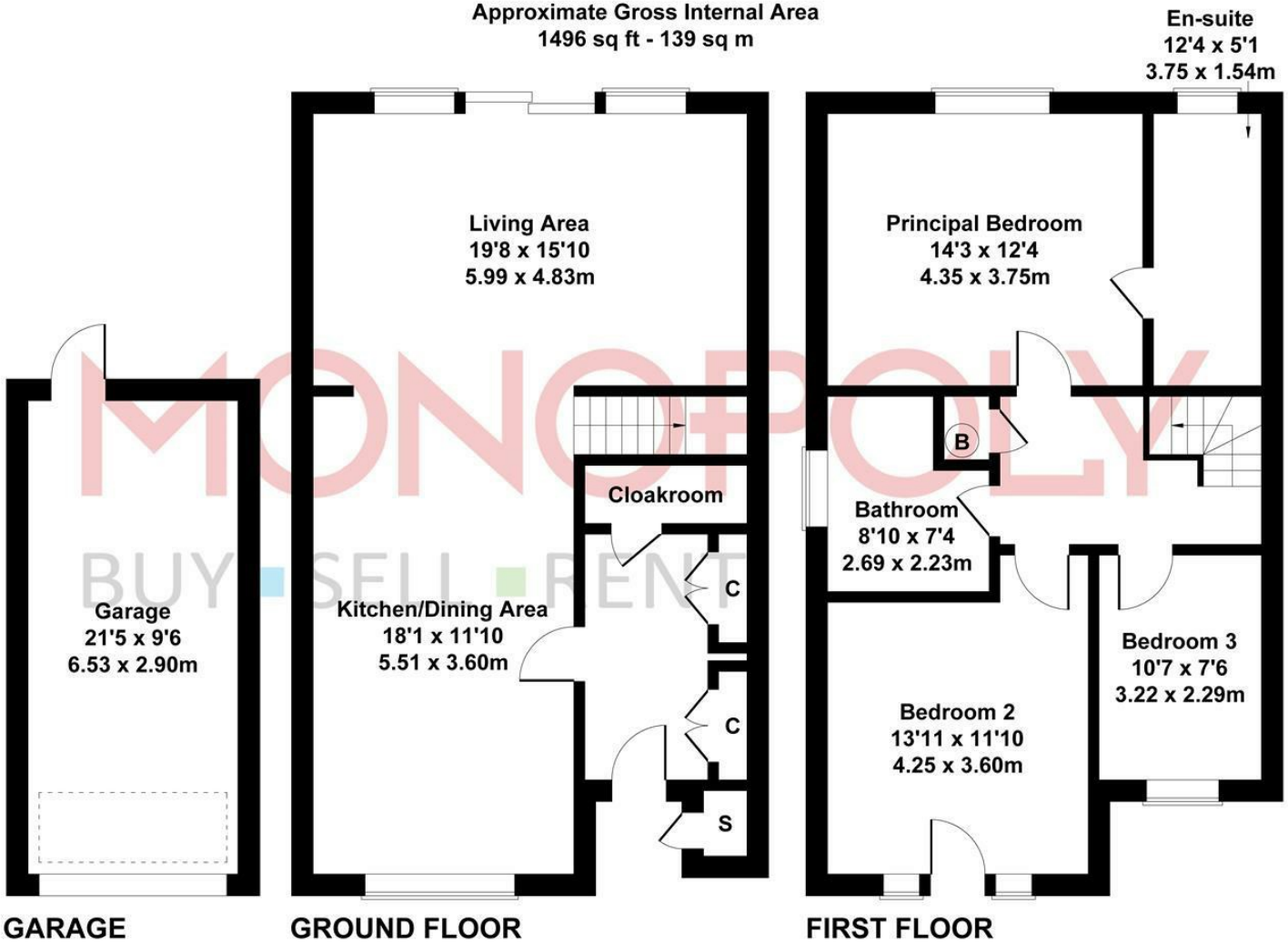
Additional Information
The property is Council Tax Band D. Please note, an annual charge of circa £600 is payable by all residents to the Swn Y Dail Management Limited Company to ensure it continues to be maintained to an exceptional standard, further details can be provided upon request. PLEASE NOTE - THERE IS A COVENANT ON THE TITLE THAT EXCLUDES ANY HOLIDAY RENTAL OF THE PROPERTY.

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 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.

For those that require it, a private aircraft can be landed at Llanbedr airport which is about 7 miles from this property.

7 Swn Y Dail

Approximate Gross Internal Area
1496 sq ft - 139 sq m



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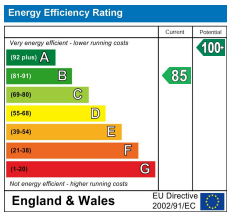
Not drawn to scale, for illustrative purposes only.

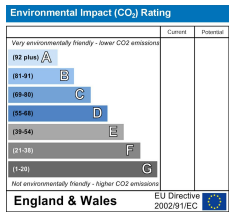
MONEY LAUNDERING REGULATIONS 2003

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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