



# Tom Parry

Mor Mynydd Ffordd Pentre Mynach, Barmouth, LL42 1EN  
£425,000

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When it comes to first impressions, Mor Mynydd sets the bar high. It is an individually designed detached bungalow in a much sought after location of Barmouth. The delightful residence has been built specifically to be a social, family focused and fun home and the quality of the build and materials used add to the desirability of the property.

Built by a local builder with traditional block and brick construction, it benefits from very high insulation and air tightness levels and there is underfloor heating to all rooms. Exposed roof rafters in the open plan lounge/kitchen add to the contemporary feel and a Scandinavian log burner in this room provides the warmth, comfort and style. In addition there is a fire sprinkler system fitted.

Walk into the large entrance hallway and into a free flowing space with natural slate flooring throughout. Rooms transition seamlessly from open plan lounge/kitchen to bedrooms and bathroom and spread out to alfresco terraces.

Externally the high specification of the property continues with off road parking for 2 vehicles, patios for dining and contemporary modern hardscaping for low maintenance. At the very top of the garden is the most delightful spot - with far reaching views over open countryside and Cardigan bay beyond. There is no other place you will rather be!

Currently the property is being run as a successful holiday let and accounts can be provided on request to genuinely interested parties.

This is a home to joyfully anticipate returning to day after day with amazing views, light filled spaces and private gardens for all the family. Welcome.

## ENTRANCE HALL

Natural slate flooring, door leading to

## UTILITY ROOM

1.47 x 1.70 (4'9" x 5'6")

Space and plumbing for washing machine and tumble dryer, "Worcester" gas boiler, shelving and storage

## LOUNGE/KITCHEN

6.21 x 9.22 (20'4" x 30'2")

Natural slate flooring open plan area with exposed ceiling rafters - Lounge includes feature log burning stove, double sets of patio doors opening into rear and side external space - Kitchen comprises base units with laminate worktops above, including integrated fridge/freezer, double oven, electric hob with extractor hood above, integrated dishwasher, 1 1/2 sink and drainer unit with mixer tap, window to side and front with sea views

A ladder provides access to a reading nook, den or just a quiet space to escape.

## INNER HALL

3.88 x 1.27 (12'8" x 4'1")

Natural slate flooring, doors leading to

## BEDROOM 1

3.05 x 3.01 (10'0" x 9'10")

Slate flooring, window to front, door leading to

## EN-SUITE WET ROOM

1.80 x 1.15 (5'10" x 3'9")

Comprising open shower with tiled walls, tiled floor, wash hand basin, low level w.c., obscured window to front

## BEDROOM 2

3.01 x 3.53 (9'10" x 11'6")

Slate tiled flooring, patio doors opening into rear garden

## BEDROOM 3

3.05 x 3.10 (10'0" x 10'2")

Slate tiled floor, window to rear

## BATHROOM

1.80 x 2.36 (5'10" x 7'8")

Fitted with panelled bath and mixer tap, shower cubicle with electric shower, low level w.c., wash hand basin with vanity storage unit below, tiled floor, obscured window to front

## EXTERNAL

To the front of the property is a private driveway with parking for 2 vehicles leading to GARAGE 6.18m x 3.03m with power and light. Water tank for sprinkler system.

The front external area of the property has been hardscaped for low maintenance and smart appearance.

A pathway leads either side of the property to the rear garden. Here is a blend of hardscaping, natural grassed areas and dining patio's. To the very top of the garden is the idyllic dining spot with views over Cardigan Bay - perfect for alfresco dining during the summer months and star gazing when the dark nights arrive.

## SERVICES

Mains water, drainage, electricity and gas supply. Gwynedd Council tax band - exempt due to holiday let business rating

## MATERIAL INFORMATION

Freehold property of standard construction.

Currently rated as a holiday let.

For Article 4 purposes can be used as a primary residence, second home or holiday let.

## LOCATION

The property is located on the edge of the popular resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea. Barmouth is well known for its large sandy beach, and offers a range of facilities including shops, restaurants, Post Office, school, library, petrol station and Leisure Centre. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond.







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Energy rating	C
For Sale by Private Treaty	Mr Hyndd Barwnach
Local Authority	Ll42 JE1
Postcode	LL42 1EN
Valid until	24 January 2031
Certificate number	0330-3225-2090-2529-6041
Property type	Detached bungalow
Total floor area	99 square metres

