



Tom Parry

3 Ffridd Elin, Barmouth, LL42 1YA
Offers in the region of £650,000

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Accessed via a private road, 3 Ffridd Elin is a bespoke, individually designed residence with an exceptional level of specification combined with thoughtful interior design. It sits in an idyllic position with stunning views of the sea and a private path to walk to the beach in less than 5 minutes. It is a versatile and light, generously proportioned property over 2 floors with exacting standards of the most discerning home buyer, internally and externally. In order to appreciate everything the house presents, a viewing is highly recommended.

The property is located in LLanaber, 1 mile from 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.

The accommodation comprises (all measurements are approximate):

Entrance door into

GROUND FLOOR

ENTRANCE PORCH/SNUG

Slate flooring, exposed stone and pebbledash wall, upright radiator, door into

ENTRANCE HALLWAY

Large storage cupboard, fitted carpet, stairs leading to lower ground floor, doors leading to

SEPARATE WC

With wash hand basin. partially tiled walls, radiator, fitted carpet

LOUNGE

4.28 x 7.34 (14'0" x 24'0")

Triple aspect windows, log burner with tiled hearth, sliding doors to front balcony with stunning sea views, fitted carpet, radiators x 2, open into

DINING ROOM

4.45 x 4.25 (14'7" x 13'11")

Triple aspect windows, sliding doors to front balcony, radiator, fitted carpet, full height picture windows to front with panoramic sea views. galleried landing, door leading to

KITCHEN

4.50 x 3.10 (14'9" x 10'2")

Fitted with a range of wall and base units including sink and drainer unit, integrated double oven, electric hob with extractor hood above, integrated dish washer, integrated fridge/freezer, dual aspect corner window overlooking the sea, breakfast bar, laminate flooring, tiled splashbacks, door leading to

UTILITY ROOM

2.46 x 2.47 (8'0" x 8'1")

Plumbing for dishwasher, space for fridge x 2, worktops, radiator, door leading to garage and outside

LOWER GROUND FLOOR

HALLWAY

Fitted carpet, radiator, door leading to

STORAGE

10.3 x 2.7 (33'9" x 8'10")

Currently being used as a walk in wardrobe/dressing area with ample storage facilities

BEDROOM 1

4.27 x 5.24 (14'0" x 17'2")

Dual aspect windows with sea views, fitted carpet, radiator, door leading to

EN-SUITE

Fitted with contemporary suite comprising panelled bath, low level WC, wash hand basin, walk in fully tiled shower with rainfall shower head, partially tiled walls, radiator, circular feature window to side

BEDROOM 2

4.17 x 4.49 (13'8" x 14'8")

Sliding patio doors to outside terrace with beautiful sea views, fitted carpet

BATHROOM

Fitted with contemporary suite comprising corner bath, wash hand basin, low level WC, partially tiled walls, 2 circular windows to side, ceiling downlighting

EXTERNAL

Approached via a private road the property sits in a favourably corner location within this bespoke development of high quality properties.

There is a garage (6.05m x 3.62m) and large driveway for off road parking for several vehicles.

A private, enclosed garden sits to the front of the property with large decked area ideal for alfresco dining and entertaining. An outside kitchen/dining area sits to the side of the property.

The garden consists of mature colourful planting with lawn within stone wall boundaries and a gate opens to a private path leading to the beach in less than 5 minutes.

SERVICES

Mains water, drainage and electricity.

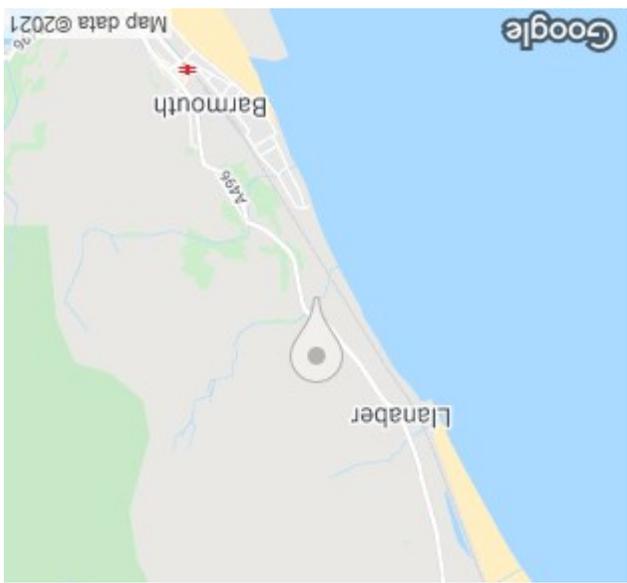






Floor plan Awaited

EPC Awaited



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.

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