

Tom Parry

Murmur Y Dwr Water Street, Barmouth, LL42 1AT

Offers in the region of £159,950

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Nestled along one of Barmouth's quaint back streets, this delightful two/three - bedroom cottage offers a wonderful opportunity to acquire a characterful home just a short stroll from the town's amenities and beautiful coastline. Full of charm and original personality, the property features cosy accommodation with plenty of potential for those looking to add their own style and modern touches.

While some updating would be beneficial, the cottage's appealing character, traditional features and welcoming atmosphere provide the perfect foundation for a charming residence. Tucked away in a peaceful location, yet conveniently placed for shops, cafés, the harbour and beach, this is a home that truly captures the charm and character of coastal living in Barmouth.

To the ground floor is a cosy living room and bright kitchen. The first floor is home to 2 bedrooms, a third bedroom/sitting area, bathroom and the extra benefit of a quirky snug.

Whether seeking a quaint permanent residence, a charming holiday escape or an investment opportunity in one of North Wales' most sought-after seaside towns, this delightful cottage offers enormous potential in an enviable location.

Early viewing is highly recommended.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

HALL
0.89 x 1.57 (2'11" x 5'1")
uPVC external door, laminate flooring, stairs to first floor, doors into

LOUNGE
2.64 x 4.4 (8'7" x 14'5")
Laminate flooring, feature fireplace, exposed beams, night storage heater, uPVC window to front aspect

KITCHEN
2.68 x 3.86 (8'9" x 12'7")
Laminate flooring, worktop surfaces with storage below, space for 'fridge, sink and drainer with mixer tap, partially tiled walls, under-stairs storage, uPVC windows to front and side aspects.

FIRST FLOOR

LANDING
2.1 x 1.94 (6'10" x 6'4")
Carpeted, uPVC door to rear courtyard area, loft access, night storage heater, storage cupboard, doors leading to

BEDROOM 1
3.11 x 3.03 (10'2" x 9'11")
Carpeted, night storage heater, uPVC windows x 2 to front aspect

BEDROOM 2
2.9 x 3.41 (9'6" x 11'2")
Carpeted, night storage heater, uPVC window to front aspect.

SITTING ROOM/OCCASIONAL BEDROOM 3
2.16 x 2.39 (7'1" x 7'10")
Carpeted, night storage heater, uPVC window to front aspect, uPVC window to rear aspect. Currently being used as second sitting room

OFFICE/READING ROOM/SNUG
0.88 x 3.5 (2'10" x 11'5")
Carpeted narrow room, 2 x velux windows and 1 x uPVC window to rear aspect

BATHROOM
2.09 x 1.7 (6'10" x 5'6")
Laminate flooring, partially tiled walls, white suite comprising low level W/C, pedestal sink, corner bath with electric shower over, light fitting with heater, uPVC window to rear aspect

EXTERNAL
Right of way around the side of the property to private rear courtyard
Alleyway leading to outside W/C
Planted border to front aspect

LOCATION
The property is located in the centre of the popular coastal resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea.
Barmouth is a thriving seaside town with breath-taking 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.

SERVICES
Electricity; mains water; waste water.
Currently heated by electric night storage heaters

MATERIAL INFORMATION
Freehold property of traditional stone construction
Gwynedd Council Tax Band B













Floor Plan Awaited



Murmur Y Dwr
Water Street
BARMOUTH
LL42 1AT

Energy rating
F

Valid until	Certificate number
1 April 2036	0300-2332-3640-2806-7081

Property type	End-terrace house
Total floor area	59 square metres

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.

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