Bryn Bach, Llanaber, Barmouth LL42 1AZ

OIRO £675,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

3 bedroom (1 with en-suite)
Stunning coastal views
Sitting Room
Dining Room
Kitchen
Static Caravan
Well Presented Accommodation Throughout
EPC Rating to be confirmed

Bryn Bach is an impressively positioned, extensively improved, and deceptively spacious three-bedroom detached home, set in an elevated location with breathtaking coastal views from all front- and side-facing rooms.

Under the current ownership, the property has been carefully maintained and upgraded, including the landscaping and terracing of the gardens to create an ideal space for enjoying the scenery. The grounds also offer generous off-road parking, level lawns, and access to a static caravan, which presents potential for additional accommodation or a source of income.

Recent enhancements include the installation of an air source heat pump, solar panels, and improved wall insulation, all contributing to greater energy efficiency. The Rayburn is oil-fired, and the original oil central heating system remains in place for flexibility if required by a future owner.

The interior is well presented and ready to move into, with bright, airy rooms designed to maximise the stunning views. The property is likely to appeal to a wide range of buyers seeking a unique home in a highly desirable setting.

The accommodation is accessed via a side entrance leading into a welcoming hallway, which provides access to the ground floor and stairs to the first floor. The spacious sitting room spans the width of the house and features two sets of patio doors framing the coastal outlook, creating a versatile living space. To the rear, there is a dining room and a kitchen.

Upstairs, there are three well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite with both a bath and separate shower, alongside a family bathroom.

The gardens extend to approximately 0.7 acres and make the most of the elevated coastal position. They include well-kept lawns, ample parking, and thoughtfully arranged outdoor seating areas. The static caravan is positioned separately from the house to ensure privacy, while terraced patio areas on the opposite side provide panoramic views towards the Llŷn Peninsula.

This property will suit a variety of purchasers, particularly those looking to relocate and enjoy a scenic coastal lifestyle.

Location

Approximately 1 mile away lies the charming seaside town of Barmouth, nestled between the mountains and the sea at the mouth of the River Mawddach. Widely regarded as one of the most picturesque locations in Wales, Barmouth offers a variety of restaurants, pubs, cafés, and independent shops. The surrounding

landscape provides outstanding opportunities for outdoor and water-based activities. Barmouth benefits from good train links which are commutable to Shrewsbury/Birmingham

Council Tax Band: E - £3,004.91
Tenure: Freehold
Parking options: Driveway
Garden details: Private Garden, Terrace
Electricity supply: Mains
Heating: Oil, ASHP, Solar
Water supply: Mains
Sewerage: Mains

Entrance Hallway *w: 5.21m x l: 2.18m*	Door to side, coved ceiling, radiator, oak flooring.
Sitting Room *w: 8.2m x l: 3.3m*	Two patio doors to front, leading onto raised paved patio area, with expansive coastal views from towards Llyn Peninsula, window to side, ceiling downlights, 2 ceiling rose, coved ceiling, central feature fireplace with flame effect gas fire, marble surround and hearth, 2 radiators, oak flooring.
Dining Room *w: 2.84m x l: 3.85m*	Window to side, window to rear, coastal views, ceiling coved, radiator, oak flooring.
Kitchen *w: 5.5m x l: 2.92m*	French doors to side with coastal views, door to rear, window to rear, 14 wall units, 12 base units to include dishwasher, washing machine and tumble dryer, fridge, 2 storage cupboards under a marble effect worktop, 1 1/4 stainless steel sink and drainer, tiled splashbacks, 'Rayburn' (oil fired), NEFF combi oven, NEFF coffee machine, tiled floor.
First Floor Landing *w: 2.42m x l: 2m*	Window to side with coastal views, airing cupboard, access to loft, radiator, carpet.
Bedroom 1 *w: 4.16m x l: 3.71m*	Window to front and side with spectacular coastal views, ceiling downlights, ceiling fan and light, built-in bedroom suite, radiator, carpet. Opening into:
Dressing Area *w: 0.84m x l: 1.2m*	Ceiling downlights, 2 double wardrobes with mirror sliding doors, carpet.
En-suite *w: 2.56m x l: 3.54m*	Velux to rear, window to side with stunning views, fully tiled walls, ceiling downlights, extractor fan, vanity wash hand basin, mirrored cabinet with LED lights, low level W.C., wall unit, freestanding bath with waterfall tap, up lighting surrounding bath with tiled shelves with marble top, fully tiled shower cubicle with mains shower, heated towel rail/radiator, tiled floor.
Bedroom 2 *w: 3.78m x l: 3.82m*	Window to front with stunning coastal views, built-in bedroom suite, ceiling downlight, radiator, carpet.
Bedroom 3 *w: 2.87m x l: 2.87m*	Window to side with views, Velux to rear, ceiling downlights, built-in bedroom suite, radiator, carpet.
Bathroom *w: 1.9m x l: 1.72m*	Window to rear, fully tiled walls, panelled bath with bi-fold shower screen, mains shower, ceiling downlights, pedestal was hand basin, low level W.C. , radiator, carpet.

Caravan	Static caravan, can be used for overspill accommodation.
Outside	A driveway extends from the lane, providing generous off-road parking at the front of the property. The front features a spacious lawn, bordered by wrought iron railings and complemented by outdoor lighting. An additional lawn area includes a static caravan for extra accommodation, along with planted borders filled with mature shrubs and trees. Steps lead up to the house, opening onto an elevated paved patio with wrought iron railings. To the rear, there is an embankment with a lawn, mature shrubs, and established trees. From the lower lawn, further steps rise to a three-tier terraced area, with access on both sides. A side patio is located by the front door, while a door from the kitchen open into an enclosed courtyard with gated access on either side. There is also access to a cellar, offering a small storage space beneath the property.

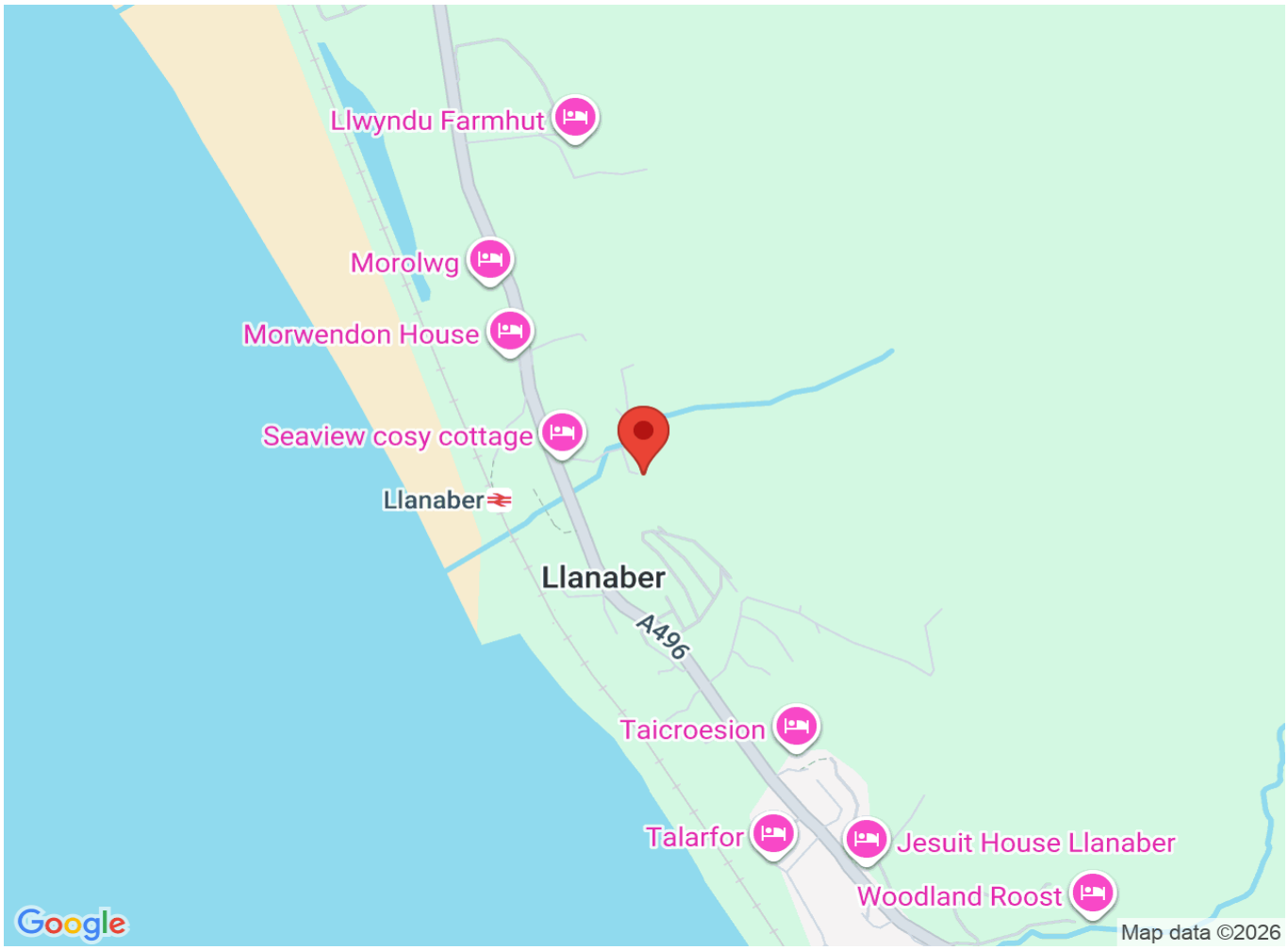
Bryn Bach, Llanaber, BARMOUTH, LL42 1AZ

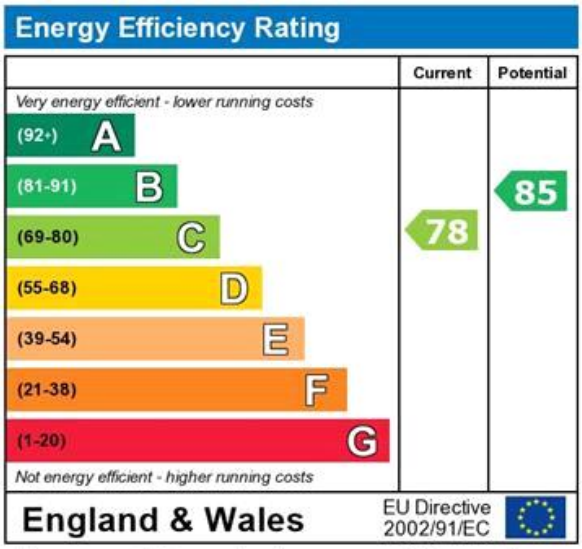
Approximate Gross Internal Area = 141.7 sq m / 1525 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1309886)

Location


Llwyndu Farmhut
Morolwg
Morwendon House
Seaview cosy cottage
Llanaber
Llanaber
A496
Taicroesion
Talarfor
Jesuit House Llanaber
Woodland Roost
Google
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Fixtures & Fittings

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer

To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:	E - £3,004.91
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3265

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