31 Heol Y Llan, Barmouth, LL42 1LD

OIRO £185,000

Freehold

Walter Lloyd Jones
LAND & ESTATE AGENTS
EST. 1905







Details













Details

Mid Terrace Property
Sitting Room
Dining Room
Kitchen
3 Bedrooms
Front and Rear Gardens
Current EPC Rating C

31 Heol Y Llan is a well-presented three-bedroom mid-terrace property of traditional construction beneath a slate roof, ideally situated close to the promenade in the popular seaside town of Barmouth.

The property benefits from double glazing throughout and gas-fired central heating. While some cosmetic updating may be desirable, the home is in good order overall and offers spacious, well-proportioned accommodation filled with natural light. Externally, there is the added advantage of a useful rear outbuilding/utility area, together with enclosed front and rear gardens, making this an excellent family home.

The accommodation briefly comprises an entrance hallway, kitchen, and two reception rooms on the ground floor. To the first floor, there is a landing, family bathroom, two double bedrooms, and a further single bedroom.

Outside, the property enjoys an enclosed front garden and an enclosed rear garden with outbuilding.

Viewing is highly recommended to fully appreciate all that this property has to offer.

Please note: This property is NOT subject to a Local Occupancy Clause (Section 157).

Location

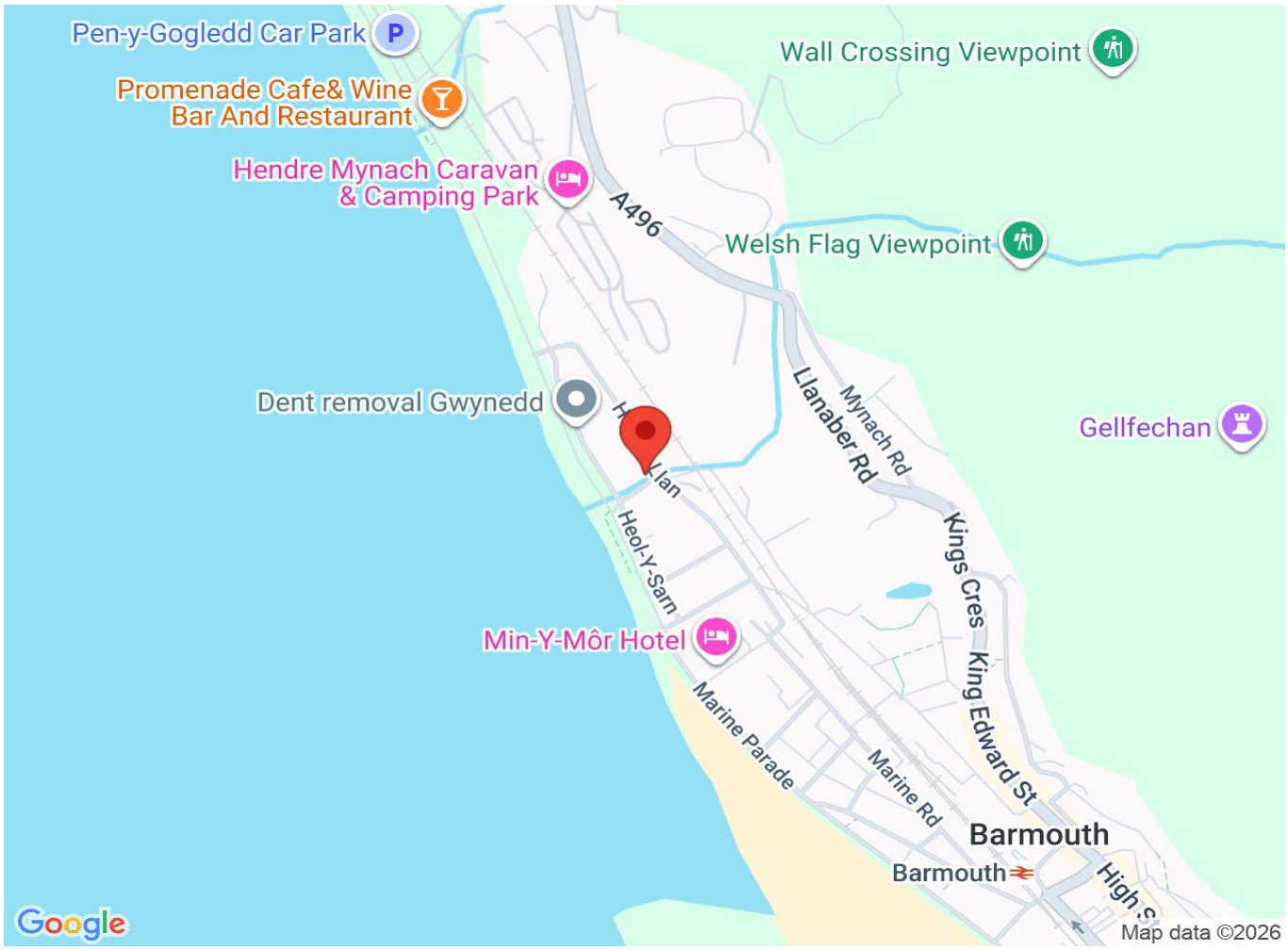
Barmouth is a picturesque seaside town located on the west coast of Snowdonia in Gwynedd, North Wales. Renowned for its expansive sandy beaches, Victorian architecture, and breathtaking mountain scenery, it is a popular destination for visitors and residents alike. The town offers a range of independent shops, cafés, and restaurants, as well as excellent access to outdoor pursuits, including the scenic Mawddach Estuary Trail and the stunning landscapes of Eryri National Park.

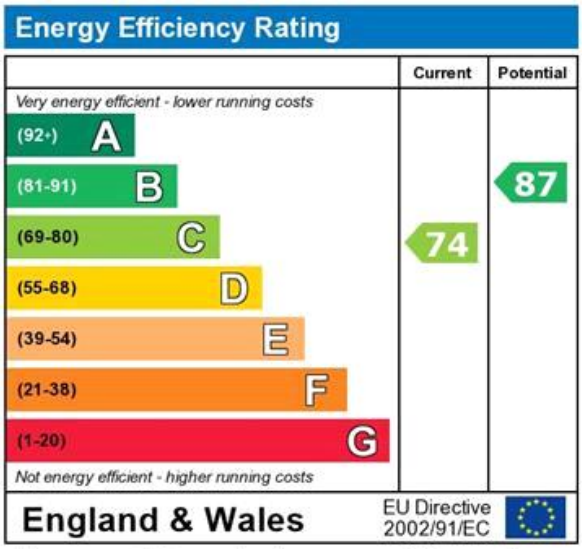
Council Tax Band: B - £1,912.21
Tenure: Freehold
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Hallway *w: 1.84m x l: 3.21m*	Door and window to front, open understairs storage, radiator, laminate floor.

Dining Room *w: 4.17m x l: 3.21m*	Window to front, wall lights, radiator, laminate floor.
Kitchen *w: 2.4m x l: 4.17m*	Door and window to rear, 4 wall units, larder units, 6 base units under timber effect worktops, splashbacks, space for fridge, space for washing machine, integral oven with 4 ring gas hob over, stainless steel sink and drainer, laminate floor.
Sitting Room *w: 3.54m x l: 3.22m*	Window to rear, radiator, laminate floor.
Landing *w: 1.82m x l: 2.29m*	Access to loft space, carpet.
Bathroom *w: 1.81m x l: 1.68m*	Window to rear, panel bath with mains shower above and shower screen, part wet wall panelling, extractor fan, vanity wash hand basin and low level W.C., radiator, laminate floor.
Bedroom 1 *w: 4.23m x l: 3.26m*	Window to rear, built-in cupboard housing 'Worcester' combi boiler, radiator, carpet.
Bedroom 2 *w: 4.23m x l: 3.23m*	Window to front with far distant sea views, radiator, carpet.
Bedroom 3 *w: 2.86m x l: 2.3m*	Window to front, built-in cupboards, radiator, carpet.
Outside	To the front of the property there is an enclosed garden with pathway leading to the front door. To the rear there is an enclosed garden, mainly paved, with outbuilding. Outbuilding shed.

Location


Pen-y-Gogledd Car Park
Promenade Cafe& Wine Bar And Restaurant
Hendre Mynach Caravan & Camping Park
A496
Wall Crossing Viewpoint
Welsh Flag Viewpoint
Dent removal Gwynedd
Llanaber Rd
Mynach Rd
Gellfechan
Heol-Y-Sarn
Min-Y-Môr Hotel
Marine Parade
Marine Rd
Kings Cres
King Edward St
Barmouth
Barmouth
Google
Map data ©2026



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:	B - £1,912.21
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3280

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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