Bwthyn Bach, Rear of 3 Marine Parade, Barmouth, LL42 1NA

OIRO £165,000

Leasehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

1 Bedroom Ground Floor Flat
Open Plan Sitting Room/Kitchen
Shower Room
Dressing room
Double glazing and gas central heating
Enclosed Garden
Current EPC Rating C

Bwthyn Bach is a one-bedroom ground-floor property, ideally situated within close proximity to the town centre and beach. Tucked away in a peaceful location, the property also benefits from its own garden area.

The accommodation would appeal to a variety of buyers, whether as a first home, investment opportunity or holiday let. Offering well-proportioned accommodation throughout, the property is ready for immediate occupation.

Internally, the property has recently been decorated throughout and further benefits from gas-fired central heating, a wood-burning stove in the sitting room and UPVC double glazing throughout.

The accommodation is accessed via the entrance door into the hallway, which leads into the sitting room/kitchen. From the hallway, there is access to the shower room and further sitting room/dining room. From here, stairs lead to the first floor bedroom.

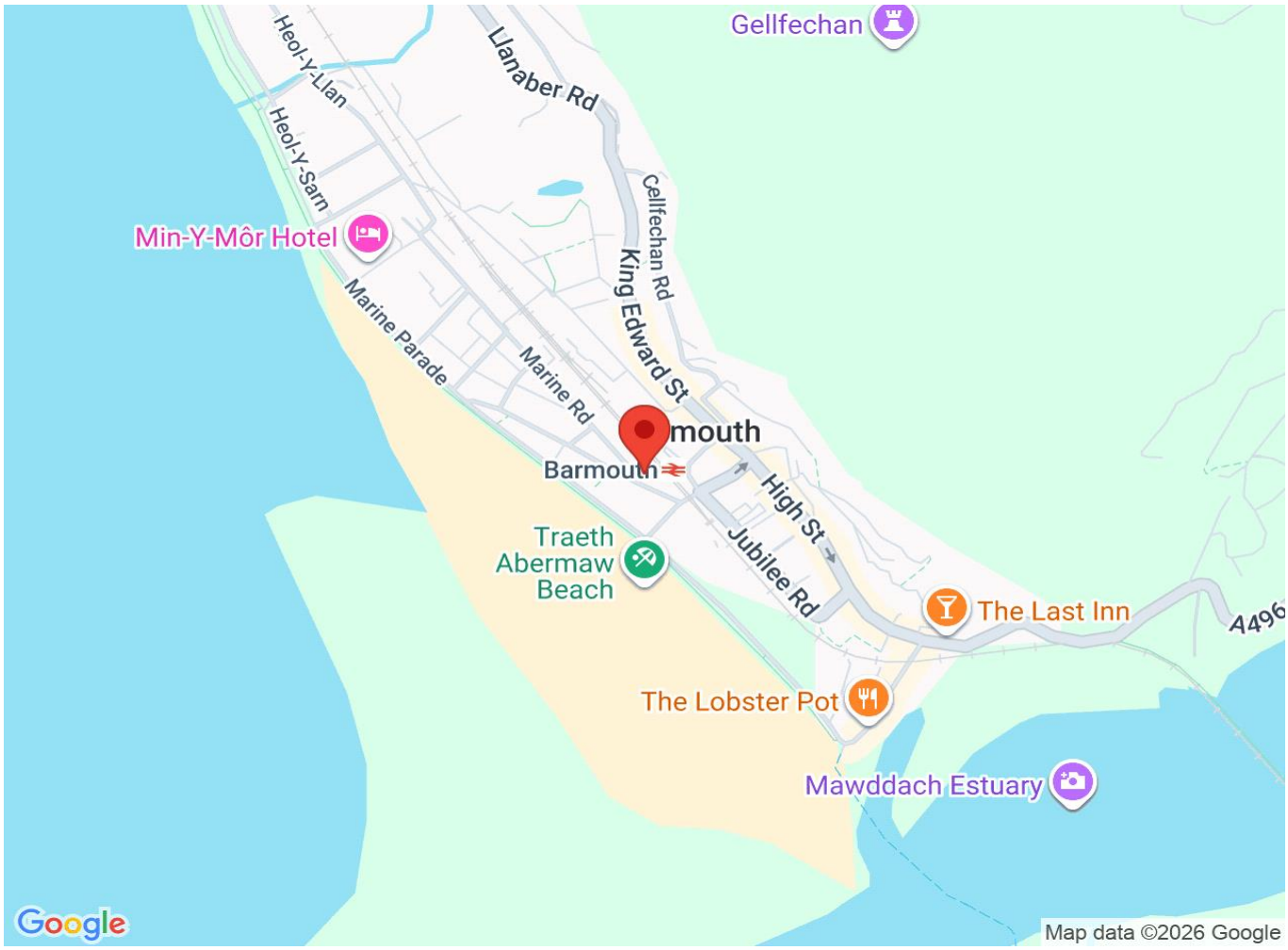
Viewing is highly recommended to fully appreciate this well-presented, move-in-ready home, which is offered to the market with no onward chain.

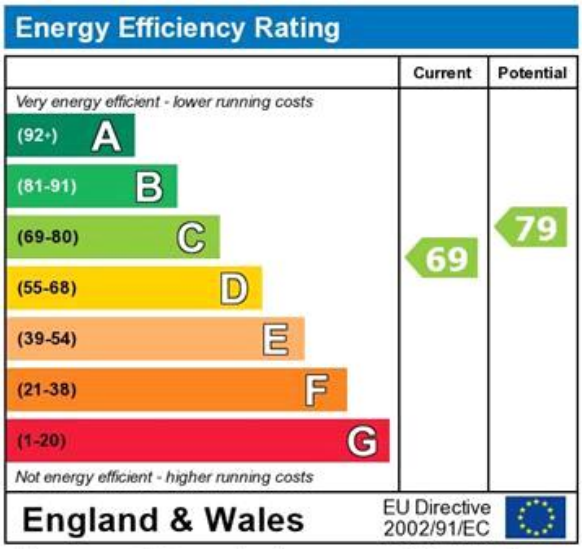
Location
Barmouth is a charming seaside town on the west coast of Snowdonia in Gwynedd, North Wales. Famed for its long sandy beaches, Victorian architecture, and stunning mountain backdrop, it's a favourite for both holidaymakers and those seeking a peaceful coastal lifestyle. The town offers a variety of independent shops, cafés, and restaurants, along with easy access to scenic walking and cycling routes, including the beautiful Mawddach Estuary Trail and Snowdonia National Park.

Council Tax Band: A - £1,639.04
Tenure: Leasehold (983 years)
Garden details: Enclosed Garden
Electricity supply: Mains
Heating: Gas Mains, Woodburner
Water supply: Mains
Sewerage: Mains
Broadband: None

Entrance *w: 1.02m x l: 1.73m*	Door to side, window to side, loft access hatch, radiator, tiled flooring, opening into:-
Open Plan Sitting Room/Kitchen *w: 2.93m x l: 6.66m*	Window to side, Velux window to rear, wood burning stove on a slate hearth, radiator, tiled flooring. Kitchen comprising 7 wall units and 7 base units to include dishwasher, under a granite effect worktop, stainless steel sink and drainer, tiled splashback, electric cooker, fridge/freezer, breakfast bar, extractor fan, tiled flooring.
Shower Room *w: 2.37m x l: 1.54m*	Low level W.C. , vanity wash hand basin with mirror over, walk in shower with mains shower, electric blow heater, radiator, partly tiled walls, tiled flooring.
Sitting/Dining Room *w: 2.37m x l: 1.54m*	Window to side, stairs to Bedroom, radiator, tiled flooring.
First Floor	
Bedroom *w: 3.63m x l: 3.24m*	Window to side, radiator, exposed floorboards, fitted wardrobes.
Outside	The property is approached from the lane through double gates into the garden area, providing a low maintenance space for outdoor seating.

Location


Gellfechan
Heol-Y-Llan
Llanaber Rd
Heol-Y-Sarn
Cellfechan Rd
Min-Y-Môr Hotel
King Edward St
Marine Parade
Marine Rd
mouth
Barmouth
High St
Traeth
Abermaw
Beach
Jubilee Rd
The Last Inn
A496
The Lobster Pot
Mawddach Estuary
Google
Map data ©2026 Google



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:	A - £1,639.04
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3337

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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The Property Ombudsman