12 Heol Idris, Barmouth, LL42 1HU

OIRO £235,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

3/4 Bedrooms
Sitting Room
Kitchen/Dining Room
Ground floor sitting room/bedroom 4
Bathroom
Enclosed garden to rear
Full Gas Central Heating
Close Proximity to Beach and Local Amenities
Current EPC Rating C

12 Heol Idris is a three/four-bedroom semi-detached property of traditional construction beneath a slated roof, situated in a popular residential location within close proximity to the beach and local town amenities.

The property is presented in excellent condition, having undergone a programme of modernisation and improvement. The ground floor offers a cosy sitting room to the front, together with a spacious kitchen/dining room to the rear, fitted with contemporary units and integrated appliances. French doors provide direct access to the rear garden. An extension to the side of the property has created an additional generous ground-floor room, currently utilised as a fourth bedroom, but offering versatility for use as a second sitting room, home office or other purposes.

Further benefits include double glazing throughout and gas-fired central heating.

Externally, the property enjoys gardens to both the front and rear. The enclosed rear garden is laid predominantly to lawn, complemented by a patio seating area, ideal for outdoor dining and relaxation.

The accommodation briefly comprises an entrance hallway, sitting room, kitchen/dining room and ground-floor bedroom, with the first-floor landing providing access to three bedrooms and a family bathroom.

Offering spacious and versatile accommodation in a sought-after location, this property would make an excellent family home. Early viewing is highly recommended to fully appreciate the quality of the accommodation and the opportunity to acquire a property ready for immediate occupation.

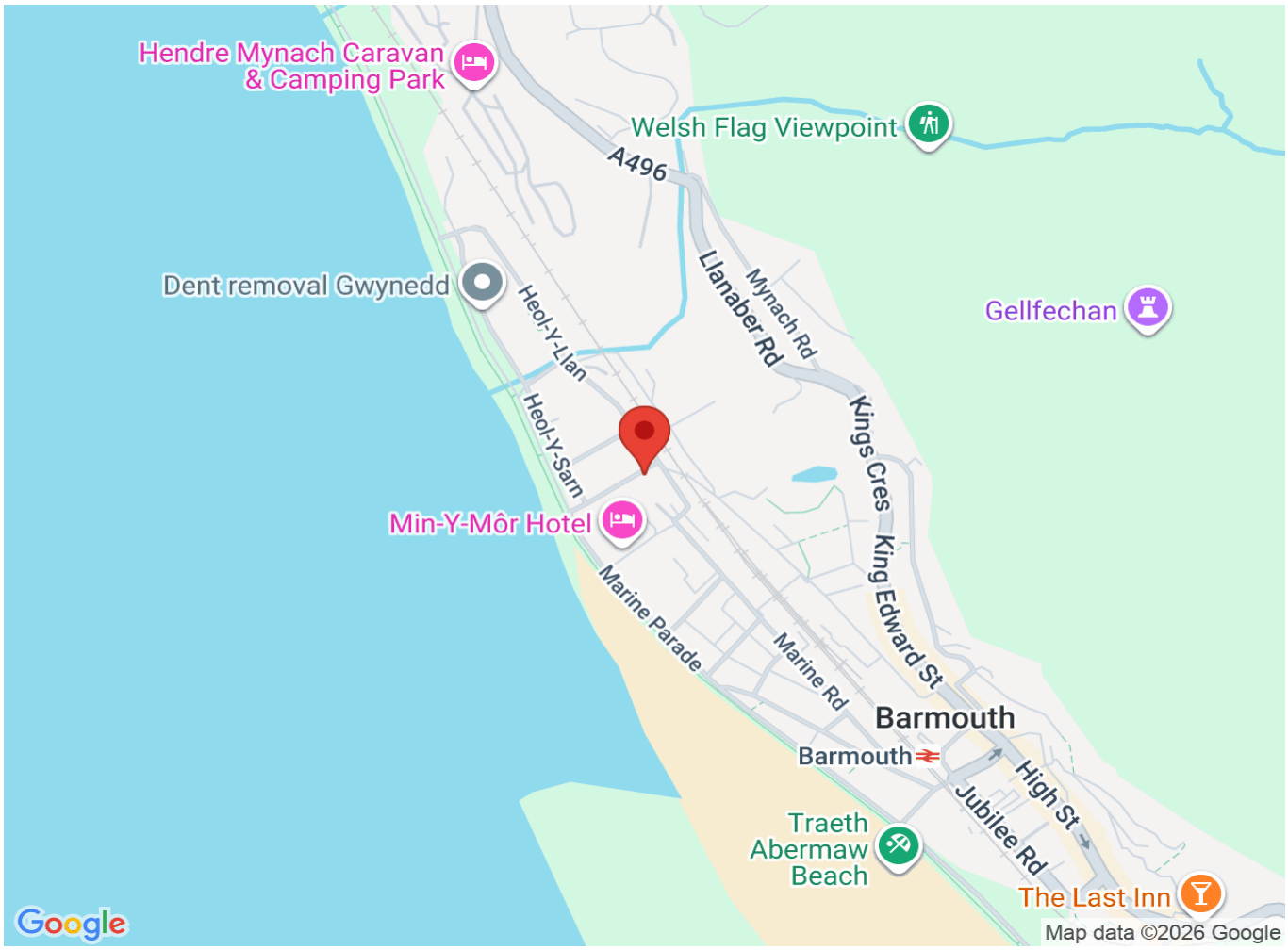
Location
Barmouth is a charming seaside town on the west coast of Snowdonia in Gwynedd, North Wales. Famed for its long sandy beaches, Victorian architecture, and stunning mountain backdrop, it's a favourite for both holidaymakers and those seeking a peaceful coastal lifestyle. The town offers a variety 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.

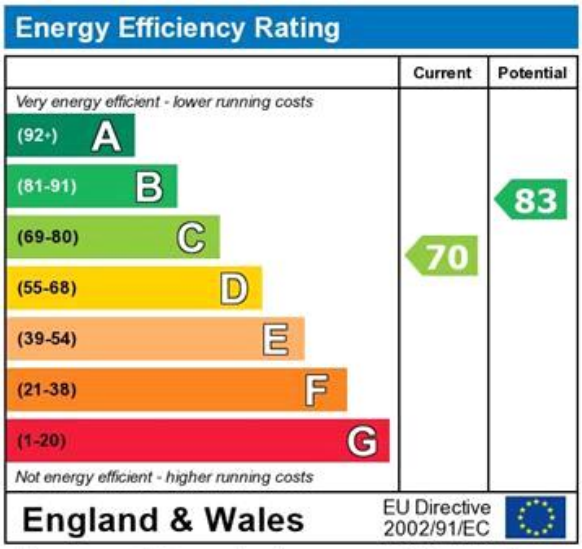
Council Tax Band: B - £1,912.21
Tenure: Freehold
Parking options: On Street
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains

Water supply: Mains
Sewerage: Mains

Entrance Hallway *w: 1.65m x l: 4m*	Door to front, window to side, staircase to landing, radiator, part carpet, part laminate flooring.
Sitting Room *w: 4.11m x l: 3.82m*	Bay window to front, media wall with shelving and cupboard, built-in flame effect fire, radiator, carpet.
Open Plan Kitchen/Dining Room *w: 6.17m x l: 3.31m*	French doors to rear, window to rear, ceiling downlights, modern fitted kitchen to include 6x wall units, 10x base units to include integral dishwasher, 11/4 composite sink and drainer, breakfast bar, understairs storage housing washing machine and tumble dryer, integral single oven, integral microwave, 4 ring induction hob with splash backs and extractor hood above, space for fridge/freezer, vertical radiator, laminate floor.
Bedroom 4 *w: 2.54m x l: 8.34m*	Window to front, window to rear, window to side, (plumbing instu for potential en-suit), radiator, carpet.
Landing *w: 2.05m x l: 2.21m*	Window to side, access to loft, carpet.
Bathroom *w: 2.03m x l: 1.72m*	Window to rear, panel bath, amins shower, shower screen, wet wall paneling, vanity wash hand basin and low level W.C., heated towel rail/radiator, cushion floor.
Bedroom 1 *w: 3.11m x l: 3.25m*	Window to rear, built-in wardrobe with mirrored sliding doors, cupboard housing Worcester combi boiler, radiator, carpet.
Bedroom 2 *w: 3.21m x l: 3.21m*	Window to front, radiator, carpet.
Bedroom 3 *w: 2.65m x l: 2.3m*	Window to front, built-in wardrobe, radiator, carpet.
Outside	To the front: steps leading down to low maintenance garden area. To the rear: enclosed garden, lawn area, paved patio area.

Location


Hendre Mynach Caravan & Camping Park
Welsh Flag Viewpoint
A496
Dent removal Gwynedd
Heol-Y-Llan
Llanaber Rd
Mynach Rd
Gellfechan
Heol-Y-Sarn
Kings Cres
King Edward St
Min-Y-Môr Hotel
Marine Parade
Marine Rd
Barmouth
Barmouth
High St
Jubilee Rd
Traeth Abermaw Beach
The Last Inn
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:	B - £1,912.21
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3343

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.

Dolgellau Office

Bridge St. Dolgellau LL40 1AS

T: 01341 422 278

dolgellau@walterlloydjones.co.uk

The Property Ombudsman