



# Tom Parry

Haulfryn Mynach Road, Barmouth, LL42 1RL

Offers in the region of £480,000



## Haulfryn Mynach Road, Barmouth, LL42 1RL

The perfect Christmas present to yourself - a reduction in price and all genuine offers considered for this amazing home. This grand and stylish home offers flexible and versatile living/ business opportunities for those looking to relocate to this beautiful seaside town, either as an elegant guest house, extended family living or converting the top floor to a self contained annex. Benefitting from gas central heating, light and spacious rooms, original features, and potential internally and externally - Haulfryn must be on the top of your viewing list so that you can begin your new life!

The property is located in a much sought after postcode of the popular resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea. Barmouth is well known for its large sandy beach. and offers a range of facilities including shops, restaurants, Post Office, school, library, petrol station and Leisure Centre There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond.

### GROUND FLOOR

#### ENTRANCE PORCH

Tiled floor, door into

#### ENTRANCE HALLWAY

Spacious hallway, radiator, doors leading to

#### SEPARATE WC

With wash hand basin

#### LIVING ROOM

4.03 x 6.1 (13'2" x 20'0")

Feature fireplace with gas "coal effect" fire and stone hearth, large bay window to front, radiator

#### DINING ROOM

4.01 x 6.01 (13'1" x 19'8")

Dual aspect windows to front, feature fireplace, radiator

#### KITCHEN

4.02 x 5.00 (13'2" x 16'4")

Fitted with a range of wall and base units including integrated oven and grill, integrated fridge/freezer, gas hob, 1 1/2 sink and drainer unit, laminate worktops, space and plumbing for dishwasher, tiled splash back, 2 windows to rear, feature brick fireplace, tiled floor, radiator, door leading to

#### UTILITY ROOM

Plumbing for washing machine, sink, tiled floor, door to outside

#### REAR ENTRANCE HALL

Fitted storage, radiator, door leading to outside

#### STORE ROOM/ PANTRY

3.00 x 2.50 (9'10" x 8'2")

fitted with ample storage, window to rear

#### OFFICE/ BEDROOM

4.30 x 3.90 (14'1" x 12'9")

Dual windows to side, feature tiled fireplace, radiator

#### FIRST FLOOR

Staircase leading to half landing with beautiful window feature, stairs up to

#### LANDING

Radiator, stairs leading to second floor, doors leading to

### BEDROOM 1

4.1 x 4.6 (13'5" x 15'1")

Dual aspect windows to front and side with sea views, radiator, door leading to

### EN-SUITE

Fitted with coloured suite comprising corner jacuzzi bath, wash hand basin, low level w.c., radiator, partially tiled walls, obscured window to side

### BEDROOM 2

3.01 x 4.01 (9'10" x 13'1")

Bay windows to front with sea views, radiator

### BEDROOM 3

4.03 x 3.5 (13'2" x 11'5")

Two windows to side, wash hand basin with vanity unit below

### BEDROOM 4

2.8 x 4.03 (9'2" x 13'2")

Window to rear, radiator

### BATHROOM

2.05 x 2.08 (6'8" x 6'9")

Fitted with white suite comprising panelled bath with hand held shower, wash hand basin, low level w.c., radiator, obscured windows to rear

### SECOND FLOOR

Currently not being used by the present owner, but potential to be utilized as further living space or a spacious 1 bedroom self contained flat.

### EXTERNAL

Haulfryn sits on a quiet lane and a gate to the side of the property opens into a mature, private enclosed garden. A large lawn sits to the front of the house which has beautiful sea views and the garden is well stocked with colourful and mature planting. An enclosed vegetable garden sits to the bottom of the corner plot.

To the side of the property is a courtyard with several outbuildings including stone built storage sheds and a utility room/ workshop.

At the rear, is a separate double garage and further garden, laid mainly to lawn with fruit trees and greenhouse.

### SERVICES

Mains electricity, water, drainage and gas.











THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

