



Tom Parry

Aelwyn Hoff , Barmouth, LL42 1YY

£425,000

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Aelwyn Hoff is a former 19th century chapel which has been beautifully converted to create a unique family home with panoramic sea views. The current owners have spent much time and effort, combined with flair and imagination, to create a stylish and contemporary residence. Aelwyn Hoff has been completely refurbished throughout. It now benefits from a new roof, a very economical air source heating system, new electrics and plumbing, a stunning kitchen and quality bathrooms. It offers flexible living accommodation, and could be reconfigured to become 4/5 bedrooms or with annex potential. Viewing is highly recommended.

The property is located in LLanaber, a 5 minute walk down to the beautiful beach. One mile from 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.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR

KITCHEN/DINER/LOUNGE

11.26 x 7.70 (36'11" x 25'3")

Large open plan room with multi aspect windows and doors. The kitchen is located at the rear and fitted with an extensive range of wall and base units with integrated appliances including double oven, dishwasher, fridge, freezer, hob, laminate worktop, tiled splash backs, mobile kitchen island with storage and shelving, mood lighting in and above cupboards, radiator, opening into dining area with 2 further radiators and open aspect staircase leading to the first floor. Situated at the front of the property is the lounge area with feature brick fireplace housing "Aga" wood burning stove, window seating, radiator and double patio doors leading to outside

UTILITY ROOM

3.59 x 1.97 (11'9" x 6'5")

Laminate flooring, space and plumbing for washing machine, air source heat pump and tank for central heating system

SHOWER ROOM

Fitted with contemporary suite comprising large walk in shower cubicle, low level W.C., wash hand basin, radiator, fully tiled walls, obscured window to side, tiled floor

FIRST FLOOR

LANDING

Large flexible living space, currently being utilized as a dressing area with dual aspect windows, spiral staircase leading to second floor, storage cupboards, doors leading to

BEDROOM 1

3.73 x 7.20 (12'2" x 23'7")

Located at the front of the property is the master bedroom with window seats to admire the stunning sea views, built in storage shelving, radiators x 2, fitted carpet, door leading to

EN-SUITE

Fitted with shower cubicle, low level W.C., wash hand basin, radiator, laminate flooring

BEDROOM 2

7.59 x 3.58 (24'10" x 11'8")

Currently presented as one large bedroom but which could be divided into 2 rooms, with windows on all aspects, door leading to outside balcony, radiator, ample storage facilities, laminate flooring

BATHROOM

Stylish presentation of suite comprising roll top slipper bath with exposed feet, corner shower cubicle, low level W.C., wash hand basin, period chrome heated towel rail, partially tiled walls, obscured window to side, laminate flooring

SECOND FLOOR

BEDROOM 3

11.49 x 3.81 (37'8" x 12'5")

Spiral staircase leading to large flexible attic space, currently presented as 2 separate sleeping areas with dividing curtains, circular feature window to front with magnificent sea views, 2 radiators, feature support beams, sky light window, fitted carpet

EXTERNAL

To the front of the property is off road parking for 3/4 vehicles.

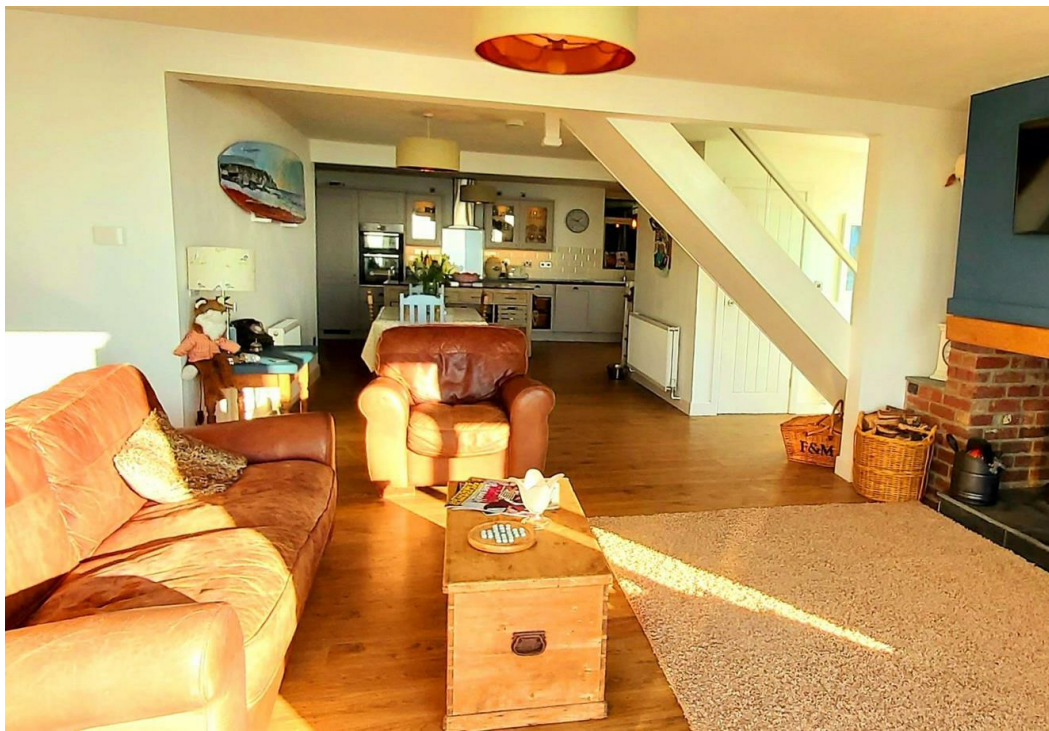
Steps lead to an enclosed, low maintenance front garden with stunning sea views. This area is laid with artificial turf and benefits from an electrically operated sun canopy.

To the side, the garden has been further designed for low maintenance with shaled pathways and a decked balcony - the perfect place to sit and end the day. Storage facilities and shed.

SERVICES

Mains water, drainage and electricity.







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.

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



Room in Roof
42.7 sq m / 460 sq ft

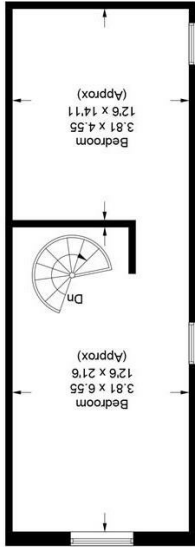
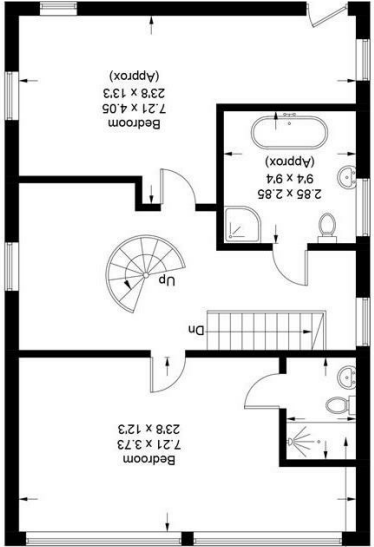
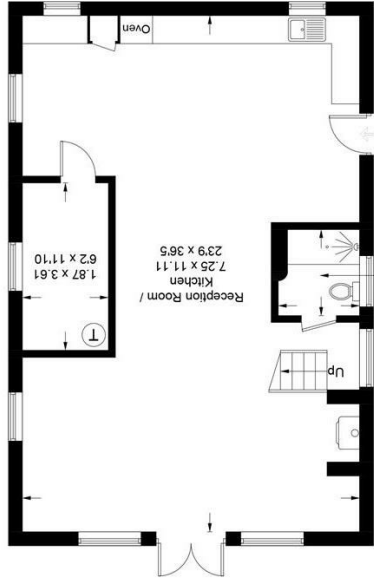


Illustration for identification purposes only.
measurements are approximate, not to scale.

First Floor
80.6 sq m / 867 sq ft



Ground Floor
80.8 sq m / 870 sq ft



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Approximate Gross Internal Area
204.1 sq m / 2197 sq ft