

Llys Awel, Barmouth, LL42  
1BH

OIRO £489,999  
Freehold



Walter Lloyd Jones  
LAND & ESTATE AGENTS





# Details



# Details



**Attractive, detached, property**

**Located in Old Barmouth**

**Stunning uninterrupted views**

**Excellent decorative order**

**2 Reception rooms and a separate dining room**

**3 Bedrooms**

**Terrace with sea views and glass balustrade**

**Office/Study**

**Current EPC Rating D**

Llys Awel is an attractive, detached, 3 bedroom, period property of stone construction under a slated roof. Located in Old Barmouth, the property commands the most spectacular views over the town, harbour and the coastline.

The property boasts well proportioned rooms with many original features, including cast iron fireplaces, stripped pine doors and Minton tiled flooring in the welcoming hallway. Llys Awel has been thoughtfully and tastefully decorated throughout, well maintained and is presented in excellent condition.

Externally there is a wonderful terrace, glass fronted, from which to enjoy the panoramic views, and a further terrace bound by iron railings. There is a substantial stone built shed to the side which has electricity and an outside tap.

Although there is limited vehicular access directly to the property and no parking, there is pedestrian access to both Gloddfa Road and Seaview Terrace.

Llys Awel is an impressive and comfortable family home and will appeal to a variety of potential purchasers.

Council Tax Band: D £1984.68

Tenure: Freehold

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## Front door into

<b>Hallway</b> <i>w: 4.81m x l: 2.91m</i>	Window to side, coved ceiling, dado rail, original Minton tiles, radiator, carpeted staircase to upper floor.
<b>Understair W.C.</b> <i>w: 0.7m x l: 1.19m</i>	W.C., wash hand basin, tiled splashback, vinyl flooring.
<b>Sitting Room</b> <i>w: 3.34m x l: 5.4m</i>	Picture bay window to front with sea views, coved ceiling, ceiling rose, picture rail, slate fireplace with ornate tile surround, tiled hearth, TV and telephone point, open shelving, radiator, carpet.
<b>Reception Room 2</b> <i>w: 3.34m x l: 4.29m</i>	Picture bay window to front with sea view, coved ceiling, ceiling rose, built in shelving, original slate fireplace with ornate tile surround and tiled hearth, radiator, carpet.
<b>Kitchen</b> <i>w: 3.8m x l: 2.49m</i>	Window to side, glazed door to side, coved ceiling, fitted kitchen to include 6x wall units, 6x base units under wood effect work tops, 1x larder unit housing integral fridge/freezer, Belfast style sink and drainer, inset gas hob, built in double electric oven with extractor

above, tiled splashbacks, integrated dishwasher, space & plumbing for washing machine, radiator, original tiled flooring.

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**Dining Room**

*w: 4.83m x l: 3.02m*

Window to side, window to rear, coved ceiling, original built in cupboards, feature open fireplace (blocked off) with oak surround and mantle over, walk in storage cupboard with open shelving, radiator, stripped wooden flooring.

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**Landing**

*w: 3.5m x l: 1.67m*

Coved ceiling, ceiling rose, dado rail, carpet.

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**Master Bedroom**

*w: 4.67m x l: 3.33m*

Picture window to front with sea views, coved ceiling, ceiling rose, original cast iron feature fireplace with tiled hearth, door to bathroom, TV and telephone points, radiator, carpet.

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**Bathroom**

*w: 3.25m x l: 3.12m*

Window to rear, door to Master bedroom, coved ceiling, corner bath, separate shower cubicle with electric shower, vanity unit hand wash basin with storage underneath, inset lights & shaver socket, W.C, original cast iron fireplace, extractor, vinyl flooring.

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**Bedroom 2**

*w: 3.33m x l: 3.3m*

Picture window to front with sea views, coved ceiling, original cast iron fireplace, TV point, radiator, carpet.

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**Bedroom 3**

*w: 3.48m x l: 2.45m*

Window to rear, coved ceiling, radiator, carpet.

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**Office**

*w: 1.18m x l: 4.52m*

Window to side with views to Llyn Peninsular, internal window, coved ceiling, open shelving, telephone point, work surface, access to loft (which has electric power and light), radiator, carpet. The office leads into the airing cupboard which contains the boiler and lagged hot water cylinder.

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**Outside**

Garden shed to side, paved patio to front.

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**Services**

Mains gas, electric and water.

No allocated parking.

Mobile and broadband services available. Please check <https://checker.ofcom.org.uk/> for further details

# Llys Awel, Gloddfa Road, Barmouth, LL42 1BH

Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft



**Ground Floor**  
59.9 sq m / 645 sq ft



**First Floor**  
58.7 sq m / 632 sq ft

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



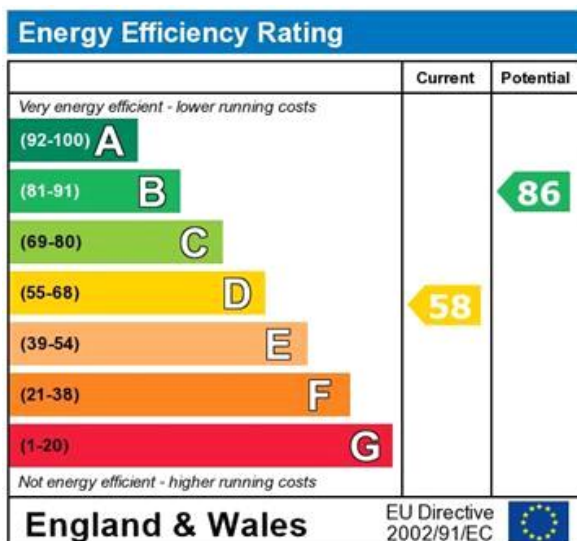
# Location

The picturesque seaside town of Barmouth is located on the West Coast of North Wales and lying between a mountain range and the sea on the mouth of the river Mawddach, is arguably one of the most beautiful locations in Wales. The town itself offers an array of restaurants, pubs, cafes, local independent shops, a bustling harbour, and a leisure centre. The surrounding countryside and long sandy beaches provide superb opportunities for outdoor/water activities such as sailing, fishing, walking, climbing, and birdwatching.

⚠ Map error: [g.co/staticmaperror](https://g.co/staticmaperror)







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.

<b>COUNCIL TAX BAND:</b>	D £1984.68
<b>VIEWING:</b>	Strictly by appointment through the agents
<b>PROPERTY REF:</b>	RS2843

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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