



Llanaber Road
Barmouth
Gwynedd
LL42

Offers in Excess of £660,000

bettermove

Llanaber Road

Barmouth

Bettermove are proud to present this 4 bedroom detached house in Barmouth.

The property benefits from double glazing, solar panels, battery storage and an air source heat pump, with two parking spaces to the front of the property, and further off street parking available via the driveway, complete with an EV charger.

The council tax band is D.

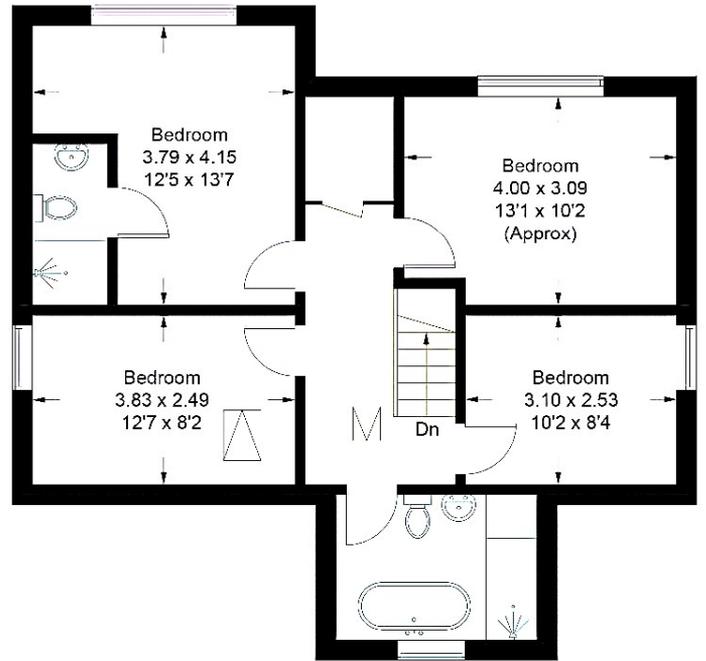
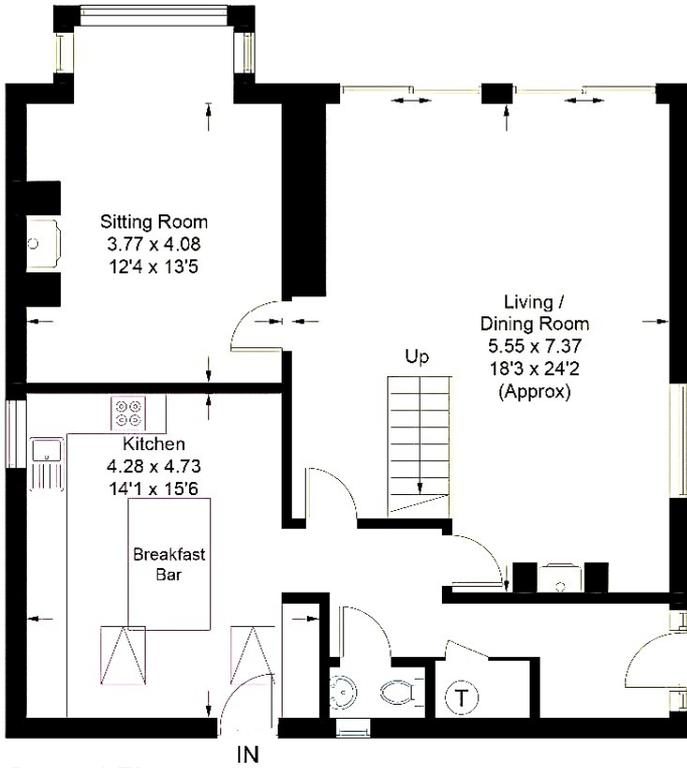
The property is suitable for a holiday let, to create additional income.

The interior of this beautifully renovated property comprises a high-specification kitchen/breakfast room and two reception rooms on the ground floor. The accommodation has been thoughtfully reconfigured and modernised to create a bright and spacious layout, complemented by a welcoming entrance hall and convenient cloakroom. The first floor consists of four bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom, with a boarded loft providing useful additional storage. The exterior boasts a secluded patio area, and terraced garden, with stunning views of the sea, and uninterrupted, breath-taking views from the front, perfect for enjoying the summer months.

Located on the edge of Barmouth, in the sought-after village of Llanaber, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and easy access to the seafront. Excellent transport connections can be found from Llanaber (0.8 miles), and Barmouth (1.0 miles) Train Stations, a variety of local bus routes, and quick access to the A470.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	85	91
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	95	97
England, Scotland & Wales	EU Directive 2002/91/EC	



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