



Llanaber Road
Barmouth
Gwynedd
LL42 1RN

Offers in Excess of £645,000

bettermove 

Llanaber Road Barmouth

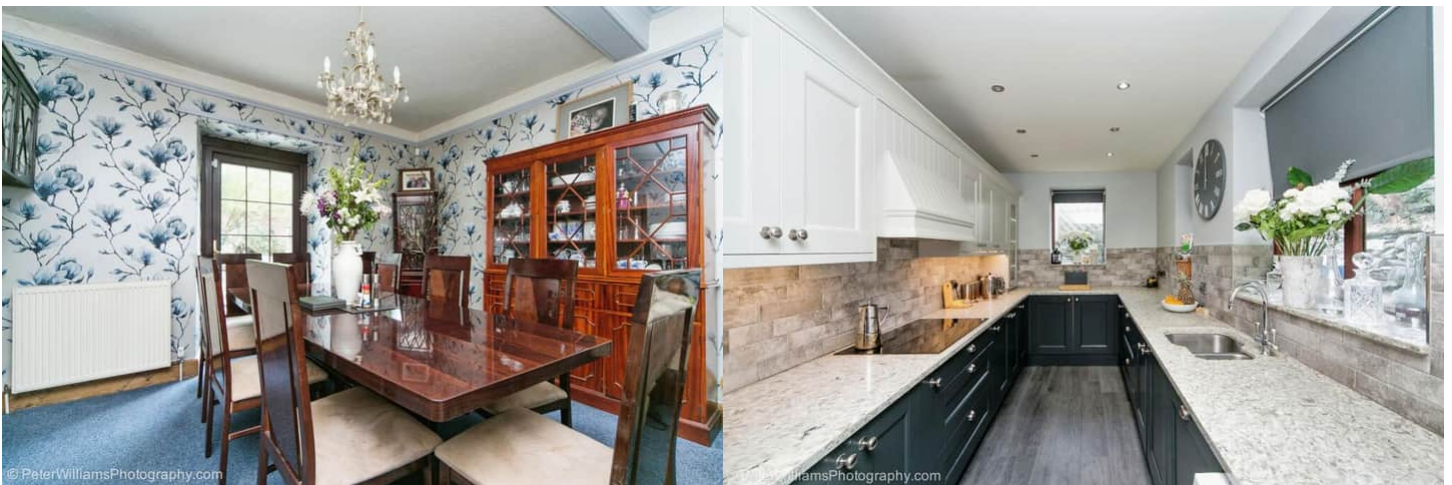
Bettermove are proud to present this 8 bedroom semi-detached house in the sought after area of Barmouth. This property is situated on an impressive plot, with planning previously being approved for an additional detached property.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available to the rear of the property. The council tax band is F.

The interior of this well presented property comprises three spacious reception rooms, the fitted kitchen and a convenient WC on the ground floor. The first floor consists of five bedrooms, including the master bedroom with an ensuite bathroom and the family bathroom. The second floor hosts three bedrooms. The exterior boasts approximately 0.4 acres of land, perfect for enjoying the summer months.

Located in the popular town of Barmouth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Barmouth Train Station, the A496 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

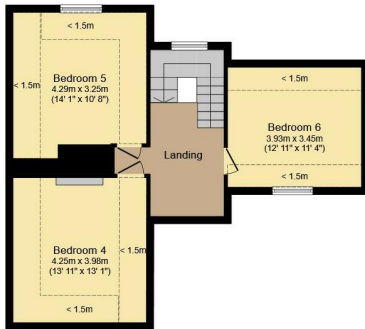




Ground Floor



First Floor



Second Floor

Total floor area 252.7 m² (2,720 sq.ft.) approx
 Restricted height areas 22.3 m² (240 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 54 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk