



**Bryn Glasfor  
Llanaber  
Barmouth**



Barmouth, the nearest town, on the River Mawddach estuary was described by William Wordsworth as having "fine sea view in front, the mountains behind, the glorious estuary running eight miles inland, and Cadair Idris within compass of a day's walk, Barmouth can always hold its own against any rival".

The town has a station which links Birmingham via Shrewsbury, hence its historical links to the Midlands. A ship building town at one time, today it has all the requirements of modern day living with further choices at Dolgellau. The village of LLanaber also has a station and lies just outside the Snowdonia National Park.

Bryn Glasfor or Blue Hill in English is a perfect description, as the light changes the colours of the mountain and sea dramatically, especially at sunset.



*Barmouth 1.5 miles, Dolgellau 11 miles*



## Bryn Glasfor

Facing the sea and with a short walk down to the beach Bryn Glasfor is built of granite and this continues in to the garden with the walls in the same stone.

The paved drive provides ample car parking and leads directly up to the double car garage with its automatic roller doors.

The front door opens to a welcoming reception hall, which in turn flows through to the large open plan family sitting room, dining room and kitchen. There is a wonderful, walk-in feature bay window providing fabulous views over the sea. Once three rooms, combined to create an ideal space for entertaining as well as family and holiday living.

A conservatory flows off the dining area and has the benefit of double French doors, perfect for opening the space to the main accommodation during the warm summer months.

The fully fitted kitchen with roof lights overhead and a window looking through to the conservatory and onward to the gardens is flooded with natural light. Beyond the fully fitted kitchen is the utility room and cloakroom. Here too is the access to the integral double garage with useful additional storage in the roof space.



Lovely bright kitchen.



Stairs rise to the split-level landing. The principal bedroom has a large balcony with glass panelling to enjoy the views. Stairs within the bedroom lead up to a fabulous en suite bath and shower room.

Off the main landing are two further bedrooms each with their own bathrooms and one with a walk-through dressing room. A spiral staircase, which could with alterations, be a normal staircase leads up to a further bedroom, presently used as an office and an en suite bathroom.

## Gardens

The garden to the front of the house is sheltered, terraced and with an attractive water feature. The garden room on the side of the house is also a useful plant and store room and connects around to the back of the house where steps lead up to a private terrace and seating area.





**Superb double bedrooms.**



An idyllic setting.





Approx. Gross Internal Area: 2,145 sq. ft. (198 sq. m)  
 Includes carport and garage floor area.  
 This plan is for guidance only and does not constitute an offer of a property or any other financial product. It is not intended to be used as a basis for any investment decision. For more information, please refer to the full particulars on the Knight Frank website.



## Services

Mains water and electricity. Shared private drainage.

## Local authority

Gwynedd Council: 01341 424371

Band: F

## Directions (LL42 1AQ)

Leave Barmouth travelling north on the A496. After about a mile, the house is on the right-hand side as you drive into more open countryside.

Knight Frank  
 Birmingham  
 1 Colmore Row  
 Birmingham  
 B3 2BJ

[knightfrank.co.uk](http://knightfrank.co.uk)

**We would be delighted to tell you more.**



**Sarah Briggs**  
 0121 233 6400  
[sarah.briggs@knightfrank.com](mailto:sarah.briggs@knightfrank.com)



**Jonathan Bengough**  
 01568 720159  
[office@bengoughproperty.com](mailto:office@bengoughproperty.com)



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property; and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated [November 2020]. Photographs and videos dated [November 2020].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.