



Abermaw Terrace, Barmouth
£595,000 Freehold

- ❖ **Substantial Seaside Townhouse**
- ❖ **Views Over the Mawddach Estuary**
- ❖ **Five Bedrooms, Four Bathrooms**
- ❖ **Self-Contained Holiday Apartment**
- ❖ **Fitted Kitchen/Dining Room**
- ❖ **Sitting Room With Harbour Views**
- ❖ **Gas Radiator Central Heating**
- ❖ **UPVC Double Glazing Throughout**
- ❖ **EPC Energy Rating: D**



5 Abermaw Terrace, Barmouth, LL42 1HA

An exceptional four bedroom townhouse with an additional self-contained basement apartment let as a holiday flat, located in one of the most desirable locations in Barmouth. Overlooking the historic harbour with incredible views of the iconic Barmouth bridge, the Mawddach estuary and Cader mountain ranges. The property is just a few steps from cafe's, seafood restaurants, cosy pubs, the marina, the beach and Yacht Club. This is an ideal opportunity to purchase a superbly presented home for those looking for a prestigious coastal residence, a seaside retreat or an exciting business opportunity.

LOCATION: Abermaw, or Barmouth, is a sea-port and market town on the North West coast of Wales. The town itself is beautifully situated on the northern side of the river. The view from the beach is stunning and the hills on the opposite shores of Caernarfonshire are seen in the distance to the west and, towards the north, the view of the sea is bounded by mountains. Snowdonia National Park is a short distance away, with an array of outdoor activities. There are many attractions within easy reach including Dyfi Nature Reserve, Snowdonia, Zipworld, the Italianate village of Portmeirion and numerous castles.



HALLWAY: 18' 1" x 4' 4" (5.51m x 1.32m) Entered through a composite front door, the hall has a mat well, stairs to the half landing, a high corniced ceiling, an oak laminate floor and a double radiator.



SITTING ROOM: 16' 1" x 12' 8" (4.9m x 3.86m) With stunning views over the estuary, this room features a wooden fire surround with a fitted cast iron log burner on a raised marble hearth. There is a recess either side of the chimney breast, one with shelving and a cupboard, below, a laminate floor, a TV point and a high corniced ceiling. An archway leads to:



UTILITY ROOM: 8' 5" x 7' 11" (2.57m x 2.41m) Approached from an inner hall, this room has plumbing for an automatic washing machine and venting for a tumble drier. A floor mounted gas fired boiler serves the radiator heating and hot water and there are three shelved storage cupboards, a tiled floor, a UPVC double glazed window and a radiator.

KITCHEN/BREAKFAST ROOM: 9' 3" x 9' 1" (2.82m x 2.77m) Re-fitted in a range of high gloss laminate base and eye level cupboards and granite work surfaces incorporating a sink unit with a mixer tap over, an inset five place gas hob with two single ovens below and an extractor hood over. There are pan drawers, space for a fridge/freezer and an integrated dishwasher. There is a UPVC double glazed window to the rear, a recess either side of the chimney breast and a radiator.



HALF LANDING: With a door to the bath/shower room and stairs to the landing.

FAMILY BATH/SHOWER ROOM: 9' 9" x 7' 10" (2.97m x 2.39m) Re-fitted in a white suite of a panelled bath, a double width tiled shower cubicle with both fixed head and height adjustable shower heads, a pedestal wash hand basin and low level WC. There are two UPVC double glazed windows to the side, a wood laminate floor and a chrome ladder radiator.





FIRST FLOOR LANDING:

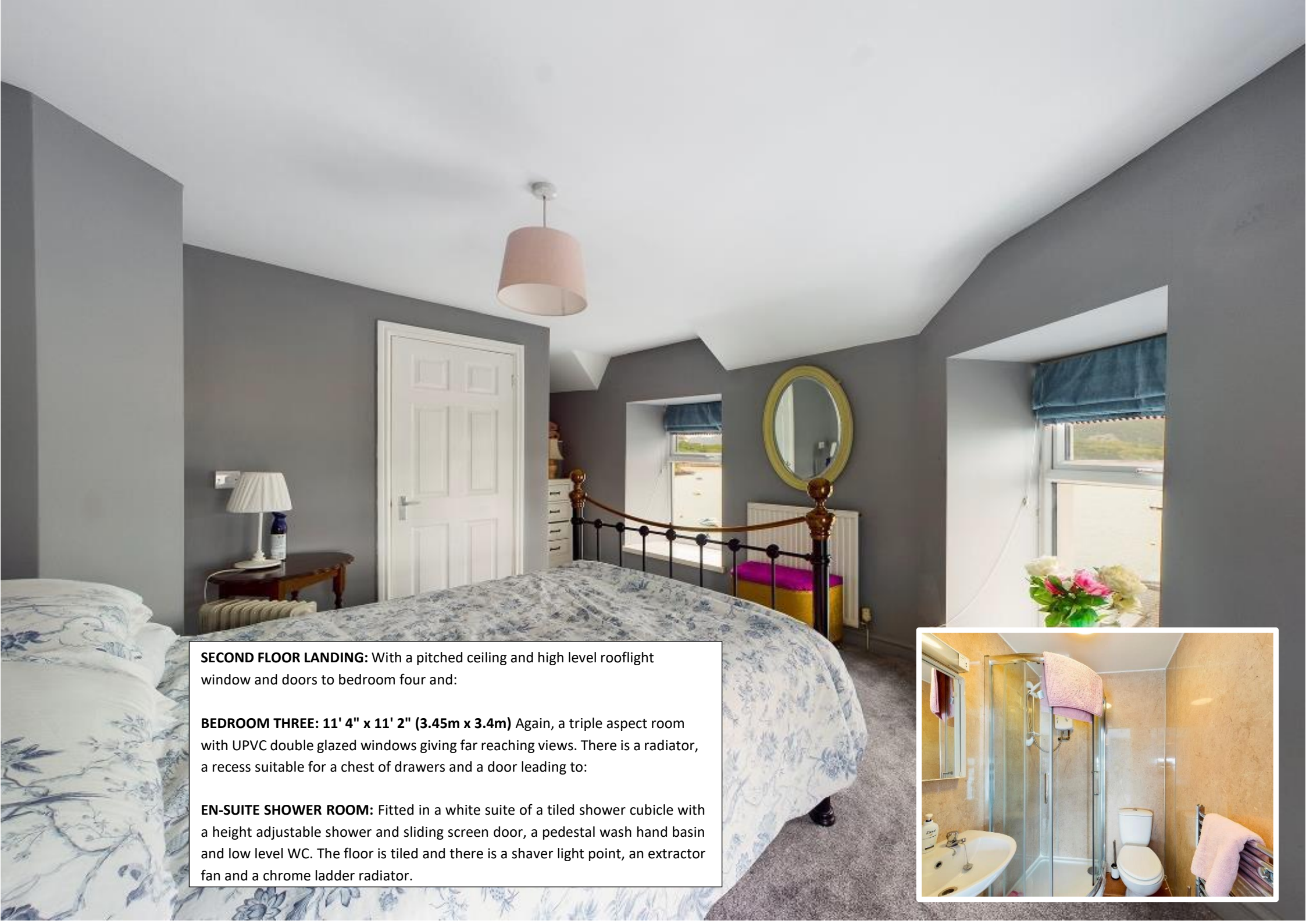
With stairs to the second floor and doors to bedroom two and:

BEDROOM ONE: 15' 10" x 13' 3" (4.83m x 4.04m)

A fabulous bedroom with Three UPVC double glazed windows to the front and side giving far reaching views over the estuary and mountains beyond. There is an original fire surround, a recess either side of the chimney breast with a fitted cupboard and a radiator.

BEDROOM TWO: 10' 1" x 9' 10" (3.07m x 3m)

With a UPVC double glazed window to the rear, a radiator and a chimney breast recess.



SECOND FLOOR LANDING: With a pitched ceiling and high level rooflight window and doors to bedroom four and:

BEDROOM THREE: 11' 4" x 11' 2" (3.45m x 3.4m) Again, a triple aspect room with UPVC double glazed windows giving far reaching views. There is a radiator, a recess suitable for a chest of drawers and a door leading to:

EN-SUITE SHOWER ROOM: Fitted in a white suite of a tiled shower cubicle with a height adjustable shower and sliding screen door, a pedestal wash hand basin and low level WC. The floor is tiled and there is a shaver light point, an extractor fan and a chrome ladder radiator.





BEDROOM FOUR: 11' 1" x 11' 2" (3.38m x 3.4m) With a radiator, a UPVC double glazed window to the rear a chimney breast recess and a door to:

EN-SUITE SHOWER ROOM: Fitted in a white suite of a tiled shower cubicle with a height adjustable shower and sliding screen door, a pedestal wash hand basin and low level WC. The floor is tiled and there is an extractor fan and a chrome ladder radiator.







APARTMENT:

SITTING ROOM: 11' 10" x 11' 9" (3.61m x 3.58m) With a UPVC double glazed bay to the front elevation, recessed spotlights and a high level TV point.

KITCHEN: 7' 8" x 5' 11" (2.34m x 1.8m) Fitted in a range of high gloss units and granite work surfaces incorporating a recessed sink unit with a mixer tap over and cupboards below. Opposite is an inset four place electric hob with an oven below and an extractor hood over. There is a UPVC double glazed window to the side and doors to a storeroom and shower room:

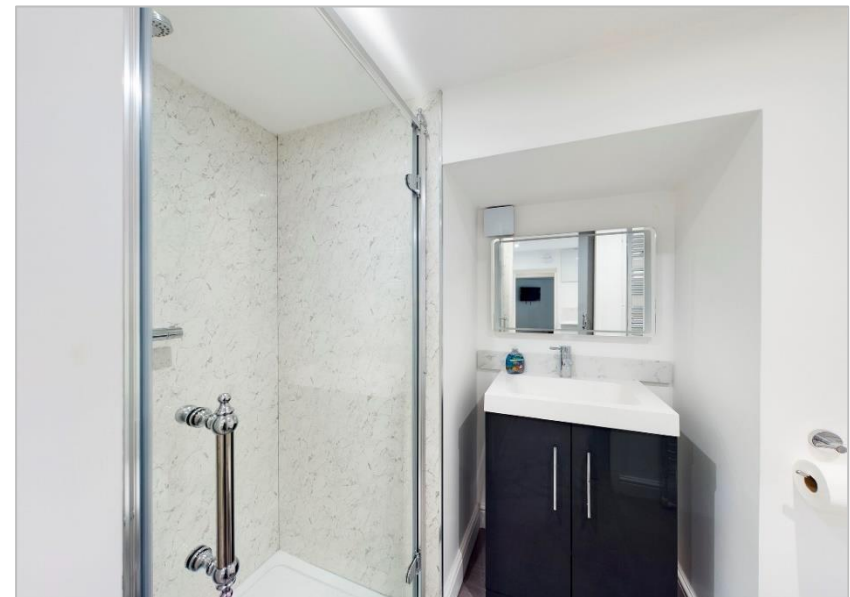
BEDROOM: 9' 10" x 7' 7" (3m x 2.31m) With a UPVC double glazed window to the rear, a shelved recess and a radiator.

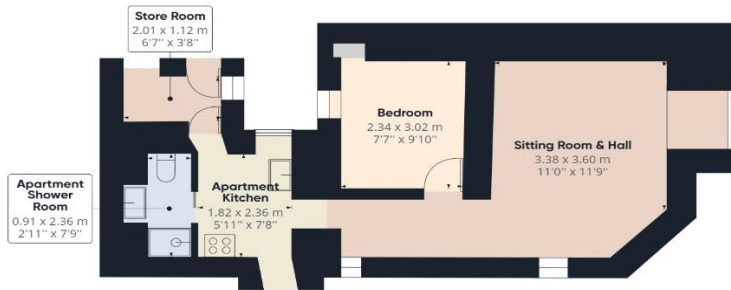
SHOWER ROOM: 7' 9" x 2' 11" (2.36m x 0.89m) Fitted in a white suite of a tiled shower cubicle with a rainfall shower and sliding screen door, a pedestal wash hand basin set into a contrasting wash stand with cupboards below and a low level WC. There is an extractor fan and a chrome ladder radiator.

STOREROOM: 6' 7" x 3' 8" (2.01m x 1.12m) With a door and window to a small courtyard, this room is ideal for storage and can be locked should the apartment be let.

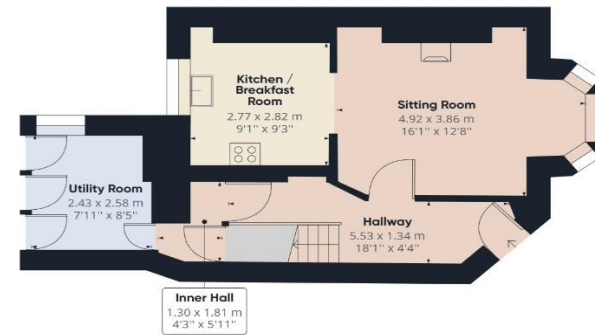


AGENTS NOTES: The present owners have two annual parking passes for the car park, located behind the terrace. The cost for 2022/2023 is £70p.a. per pass.





Floor -1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾

1690.74 ft²
157.07 m²



Floor 1 Building 1



Floor 2 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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