



Tom Parry

8 Shelbourne St. Johns Hill, Barmouth, LL42 1AF

£125,000

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A one bedroom, top floor flat in the handsome building of Shelbourne Court is on offer. All communal areas are in excellent condition and a grand staircase leading to the top floor leads to flat 8. The property is light, in good order throughout and perfect for a first time buyer or as a second home. It is ideally situated within easy reach of all local amenities with the town and beach being minutes walk away.

The property is located in the heart of the popular coastal resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea. Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breath taking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax. For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.

Communal entrance to the front of the property into communal hallway, stairs leading up to top floor. and entrance door into

ENTRANCE HALL

Intercom for front door, radiator, loft access, doors into

KITCHEN

2.96 x 2.13 (9'8" x 6'11")

Fitted with a range of wall and base units including sink and drainer unit, gas hob with oven below, space for fridge/freezer, space and plumbing for washing machine, laminate worktops, tiled splash back, boiler for gas central heating, window to side with garden views

LOUNGE/DINER

2.66 x 3.86 (8'8" x 12'7")

Feature ornamental fireplace, fitted carpet, window to rear with green lane views, window and door to side leading to fire escape, radiator

BEDROOM 1

2.41 x 3.68 (7'10" x 12'0")

Feature ornamental fireplace, fitted carpet, window to rear, radiator

SHOWER ROOM

Fitted with shower cubicle, wash hand basin, low level w.c., partially tiled walls, radiator, obscured window to side

EXTERNAL

To the front of the building is a communal garden in which to sit and enjoy the town and beach views.

To the rear is a large shed which is available to all flat owners for their personal use.

ADDITIONAL INFORMATION

Shelbourne flat owners have set up a Shelbourne Court Management Committee which meets monthly to discuss any affairs relating to the property. This has ensured that the property has been well maintained with responsible tenants, each owning a share of the freehold.

Communal charges per annum are £544.52.

Council Tax band A

Please note that this property cannot be let out as a holiday let - it's use is strictly for a main residence or second home.







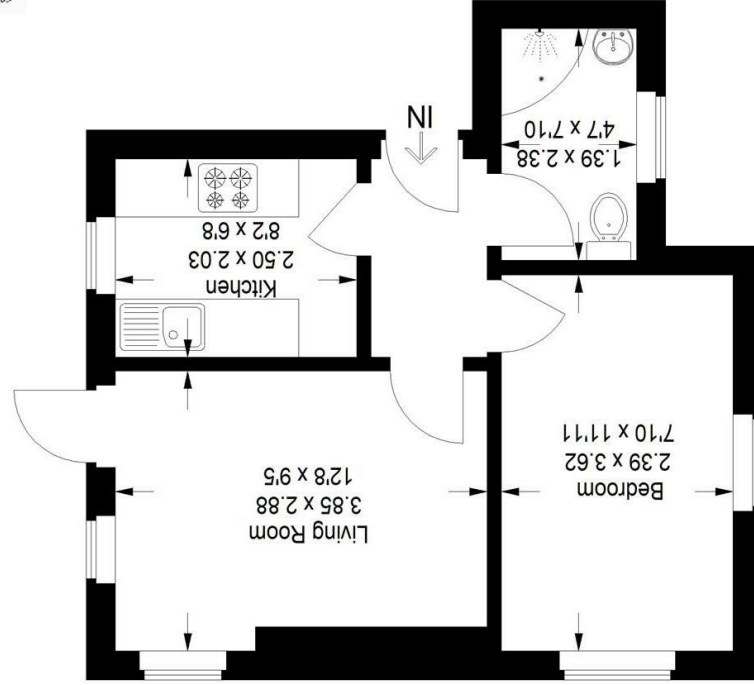
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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| <p>Energy rating</p> | <p>Flat 8 Shelbourne St. Johns Hill BARMOUTH LL42 1AF</p> | <p>Valid until 9 May 2032</p> | <p>Certificate number 0380-2696-2150-2102-0641</p> |
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Illustration for identification purposes only, measurements are approximate, not to scale.



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Approximate Gross Internal Area = 33.7 sq m / 363 sq ft