



**Tom Parry**

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

**£125,000**

## 7 Shelbourne St. Johns Hill, Barmouth, LL42 1AF

A one bedroom, first floor flat in the handsome building of Shelbourne Court is on offer. The property has been totally modernised throughout, benefitting from an open plan layout, electric heating, recently upgraded fire escape and tasteful communal areas internally and externally. There is nothing to do here but move in and enjoy coastal living!

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 first floor. and entrance door into

### ENTRANCE HALL

Laminate flooring, radiator, doors leading to

### LOUNGE/KITCHEN

4.45 x 4.48 (14'7" x 14'8")

Contemporary open plan layout - light kitchen area comprising integrated oven with hob and extractor hood above, circular sink and drainer unit, tiled walls, integrated dishwasher, integrated fridge/freezer, cupboard housing washing machine, wooden worktops, window to side open into lounge with built in cupboard, radiator, door leading to fire escape

### BEDROOM

3.71 x 2.46 (12'2" x 8'0")

Fitted carpet, window to side, built in storage wardrobes

### SHOWER ROOM

Contemporary suite comprising shower cubicle, wash hand basin set onto vanity cupboard with wooden top, low level w.c., integrated storage, chrome heated towel rail, obscured window to side, partially tiled walls, laminate flooring

### 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.

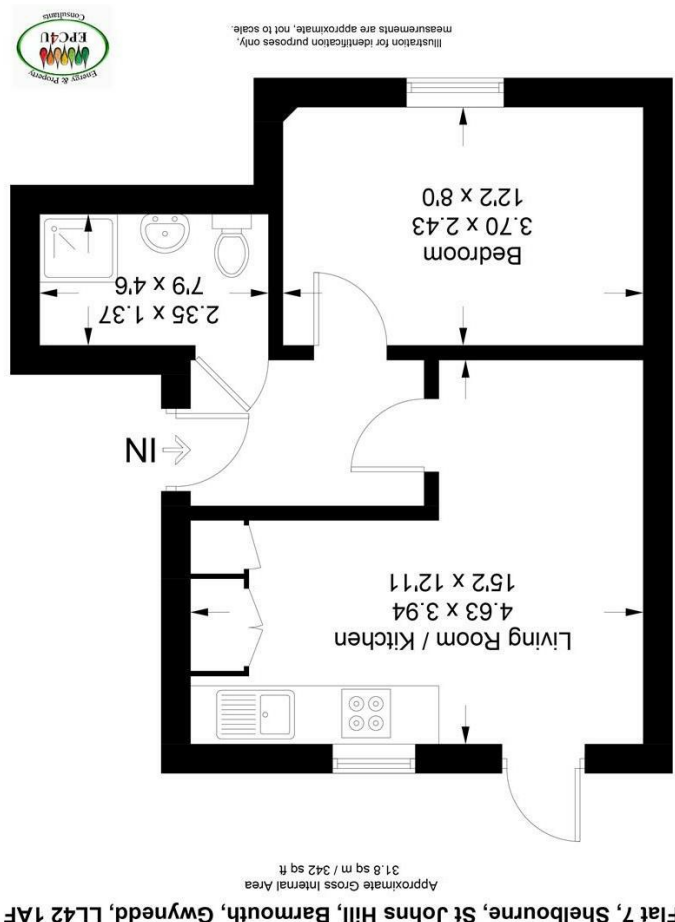






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Flat 7, Shelbourne, St Johns Hill, Barmouth, Gwynedd, LL42 1AF

Energy rating	Valid until
<b>D</b>	26 March 2033
Flat 7 Shelbourne St. Johns Hill BARMOUTH LL42 1AF	Certificate number
	0360-2112-8270-2427-1541

