



**Tom Parry**

Flat 1, 18 Marine Parade, Barmouth, LL42 1NA

**£149,000**

## Flat 1, 18 Marine Parade, Barmouth, LL42 1NA

Imagine waking up and feeling like you're on holiday every day? This could be your life if you find yourself the proud owner of this newly renovated, never been used, ground floor flat - seconds from the beach in Barmouth. The property has been totally renovated to the highest standards throughout with new kitchen, shower room and internal fittings. It retains original character and charm yet feels bright, spacious and modern. Furthermore, it has the added advantage of the ground floor location with a private courtyard garden to indulge yourself in the never ending beach views. Sit here and dine alfresco in the summer - or star gaze over the sea in the winter months - the choice is yours.

The property is located on the seafront promenade in the classic seaside resort of Barmouth "where the mountains meet the sea" Residents can lose themselves in the rugged landscapes of Snowdonia National Park or stroll along the quaint streets lined with colourful shops, restaurants and cafes. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond. Whether it's hiking, beachcombing, or simply soaking in the tranquil atmosphere, Barmouth is timeless and captivating place to live.

Entrance door into well kept communal hallway

Entrance door into accommodation: (all measurements are approximate)

### LOUNGE/DINER

6.14 x 4.27 (20'1" x 14'0")

Large bay window to front with far reaching views over the beach, sand dunes and beyond, feature Victorian fireplace (decorative only) original dado rail, electric heater, newly fitted carpet, opening and door way into

### KITCHEN

2.73 x 1.27 (8'11" x 4'1")

Newly renovated and replaced kitchen with soft grey coloured wall and base units, including circular sink, electric cooker, space and plumbing for washing machine, integrated fridge/freezer, laminate worktops, tiled splash backs, vinyl flooring

### INNER HALLWAY

Storage cupboard, doors leading to

### BEDROOM

3.63 x 2.59 (11'10" x 8'5")

Window to rear with newly fitted wooden blind, fitted carpet, wardrobe space, electric heater

### SHOWER ROOM

Contemporary white suite comprising corner shower cubicle with electric shower, low level w.c., wash hand basin with vanity unit below, extractor fan, high storage facilities, vinyl flooring, partly tiled walls

### EXTERNAL

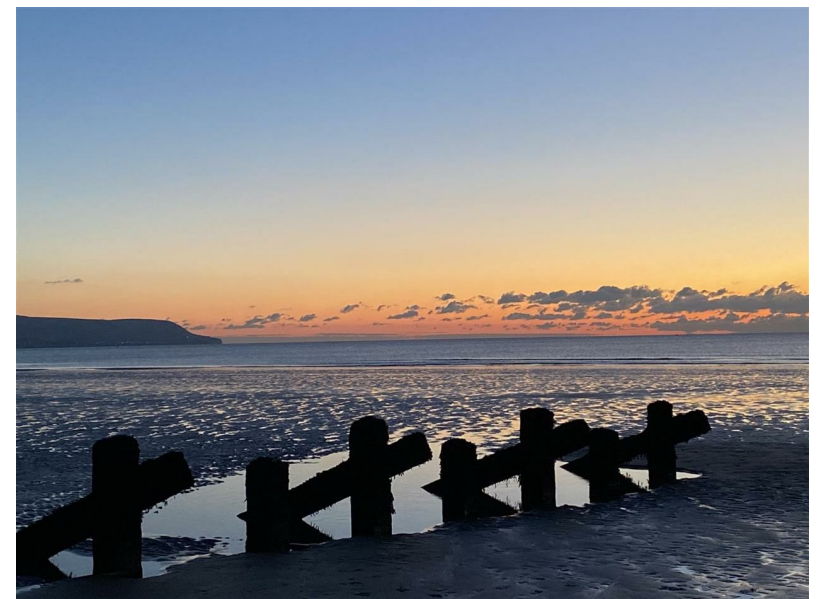
To the front of the property is a private courtyard garden - the perfect place to soak up the beautiful surroundings and far reaching views.

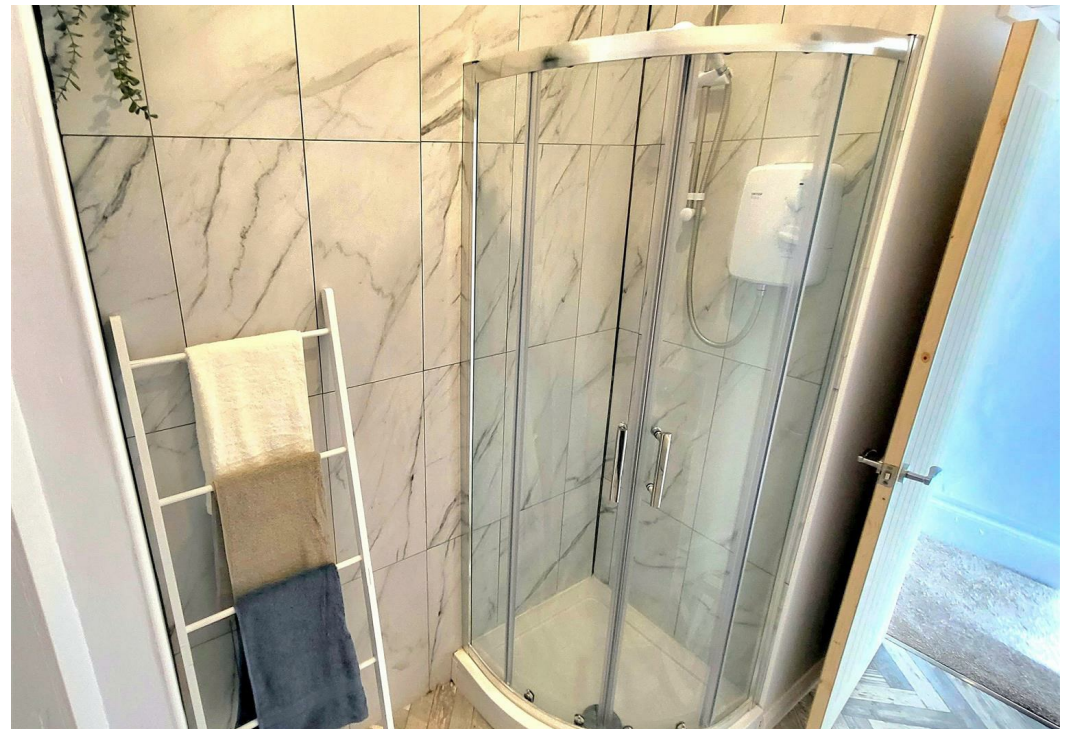
### SERVICES

Mains water, drainage, electricity and gas.

### ADDITIONAL INFORMATION

The property will be sold with a brand new 999 year lease, which will be flexible in its conditions of use. Annual charge £12.00







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.

Valid until 6 February 2033	Certificate number 0622-3005-7202-8457-1200
Flat 1 18 Marine Parade BARMOUTH LL42 1NA	Energy rating <b>D</b>



Floor plan Awaited