



Tom Parry

Flat 2, Glanllyn Water Street, Barmouth, LL42 1AT

£125,000

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Nestled in the charming town of Barmouth, this delightful 2-bedroom flat is a true gem waiting to be discovered. Situated in the town centre, this property offers unparalleled convenience with all amenities right at your doorstep. Step outside and find yourself surrounded by shops, cafes, and everything you need within easy reach.

With a cosy feel and a prime location, this 2-bedroom flat is perfect for those seeking a comfortable and convenient lifestyle. Whether you're looking to downsize, invest, or find your first home, this property ticks all the boxes. The flat is light and airy with a modern fitted kitchen and bathroom.

Don't miss this opportunity to own a piece of Barmouth and enjoy the best of what this seaside town has to offer. Book a viewing today and let this property captivate you with its potential and charm.

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 and staircase leading to flat 2

Entrance door into accommodation: (all measurements are approximate)

ENTRANCE HALLWAY

Doors leading to

KITCHEN

4.33 x 2.60 (14'2" x 8'6")

Fitted with a contemporary range of wall and base units with laminate worktop above, built in cooker with extractor hood above, space and plumbing for washing machine, space for fridge/freezer, laminate flooring, window to side, door leading to

LOUNGE

4.58 x 3.27 (15'0" x 10'8")

Spacious and light lounge with dual windows to front overlooking the town, fitted carpet

BEDROOM 1

3.15 x 3.16 (10'4" x 10'4")

Window to side with views towards the rock, fitted carpet, additional door leading into hallway

BEDROOM 2

3.18 x 1.54 (10'5" x 5'0")

Located off the kitchen and currently being used as a second bedroom with obscured window. This could also become an ideal work from home space, dining area or craft room.

BATHROOM

White suite comprising panelled bath with shower above, concealed cistern w.c., wash hand basin with vanity unit below, tiled walls, heated towel rail, window to side

EXTERNAL

The approach to the flat is via steps leading to communal front door.

A further staircase leads to the private entrance door to the property.

ADDITIONAL INFORMATION

Pets are allowed in the property and there are no holiday let restrictions.

This is a freehold property.

SERVICES

Mains water, drainage, electricity and gas.







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	8 May 2024
Certificate number	0488-0097-7285-2634-0920
Energy rating	E
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Floor plan Awaited