



Tom Parry

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

Guide price £77,000

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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.

Entrance door into well kept communal hallway and staircase leading to flat 2

Entrance door into accommodation: (all measurements are approximate)

IMPORTANT INFORMATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

LOCATION

The property is located 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 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

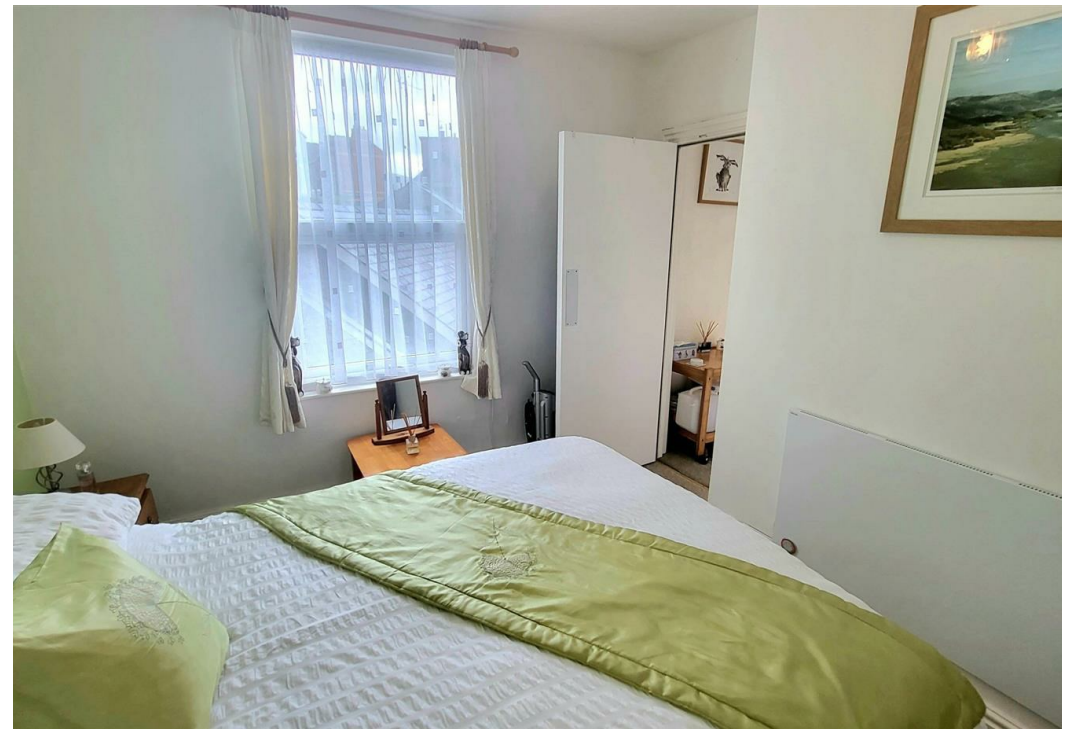
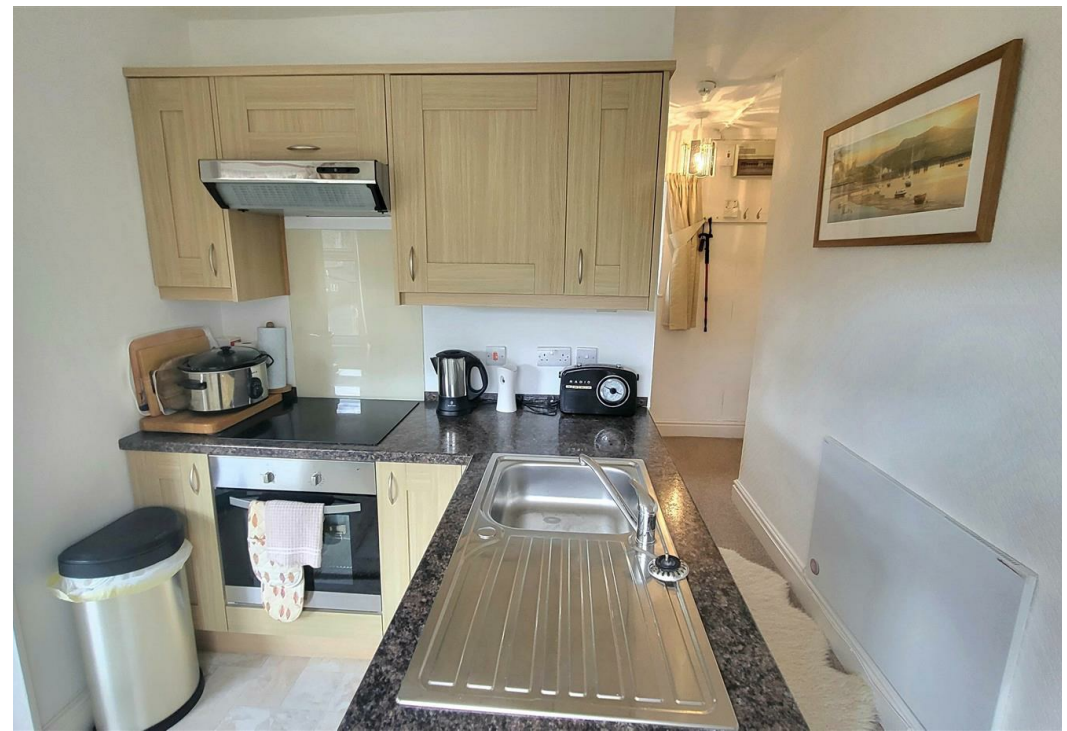
Pets are allowed in the property and there are no holiday let restrictions.

This is a freehold property.

SERVICES

Mains water, drainage, electricity and gas.



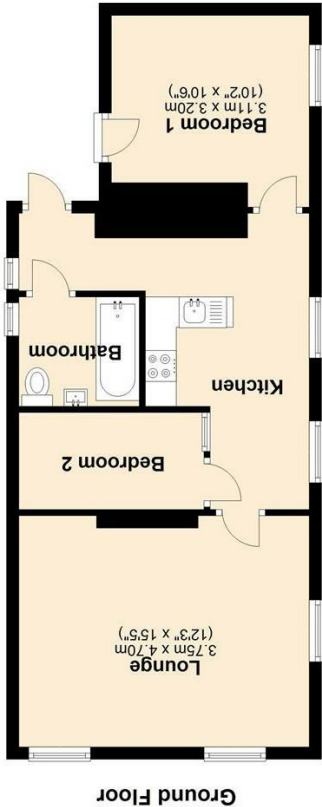




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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Energy rating	Flat 2 Glanllyn Water Street BARMOUTH LL42 1AT
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Certificate number	Valid until
0488-0097-7285-2634-0920	8 May 2024