



Flat 5

Barmouth | Merionethshire | LL42 1NA

£119,500

MONOPOLY[®]

BUY ■ SELL ■ RENT

Flat 5

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A lovely 2 bedroom apartment just a stone's throw from the beach with beautiful expansive sea views and within minutes walk of the centre and all amenities of the popular Barmouth seaside resort.

Flat 5 is located on the top floor and has two bedrooms and a contemporary kitchen and bathroom. It is attractively presented, fully double glazed and benefits from a long lease.

On road parking is possible outside on a first come first served basis.

- Sea view top floor apartment
- Beach front location
- Beautiful expansive sea views
- No onward chain
- On road parking possible
- 2 bedrooms
- Contemporary kitchen and bathroom
- Minutes from town centre
- Long lease



About the Building

Situated along the front of the parade, just across from the beach, the building comprises of just 5 flats. No 5 is the penthouse on the top floor and accessed via the internal communal staircase. The exterior of the building has been recently repainted and is very attractive.

Living Room

11'7" x 10'7" (3.55 x 3.24)

A lovely light room with superb sea views and exposed ceiling beam.

Kitchen

6'3" x 6'10" (1.92 x 2.09)

Well equipped with a range of wall and base units with solid work top over. There is a electric oven and hob with extractor over, space for fridge and space and plumbing for a dishwasher. A white sink is located in front of a service hatch opening to the lounge.

Bedroom 1

6'11" x 16'9" (2.13 x 5.13)

A lovely room with expansive sea views and ceiling beams.

Bedroom 2

11'3" x 7'1" (3.44 x 2.18)

With views towards the town and Rock area, the bedroom benefits from a built in wardrobe and a built in cupboard. A door opens to the fire escape.

Bathroom

7'6" x 5'1" (2.3 x 1.57)

Recently refitted contemporary bathroom with white suite comprising of low level WC, hand wash basin and bath with drench shower over. There are extremely attractive dark blue herringbone wall tiles, a heated towel rail and laminate flooring.

Additional information

Connected to mains electricity, water and drainage. It is fully double glazed and heated by portable electric heaters.

The building has an integrated sprinkler and fire system throughout and each flat has a fully acoustically insulated floor.

On road parking is possible outside.

Tenure

The property is leasehold with 993 years remaining on the lease. The ground rent is £35 per month. If there is any additional expenditure required then Flat 5 pays 25% of the additional total cost and there is a twice yearly statement to show expenditure.

About Barmouth

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 breathtaking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a a bustling town centre with a range of shops and supermarkets and great places to eat and relax.

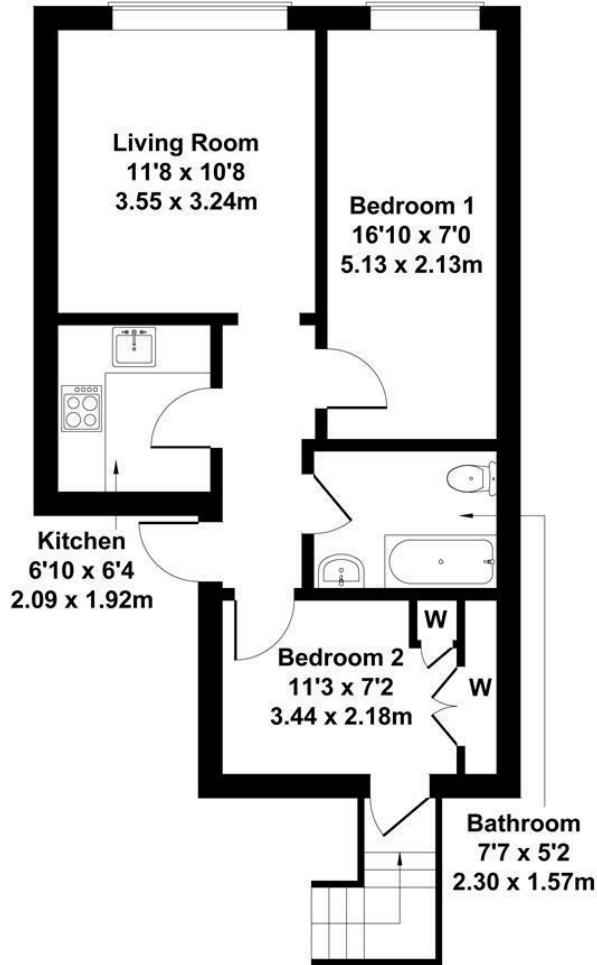
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





Flat 5

Approximate Gross Internal Area
474 sq ft - 44 sq m

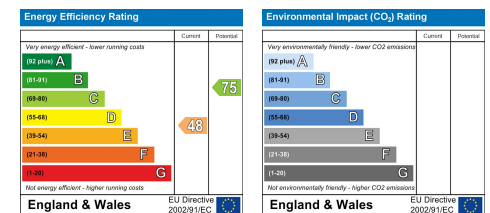


Not to Scale. Produced by The Plan Portal 2023
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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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