



Flat 5

Barmouth | Merionethshire | LL42 1RE

£140,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

# Flat 5

Barmouth | Merionethshire | LL42 1RE

Lovely deceptively large 1 bedroom apartment in this prestigious Victorian conversion. Apartment 5 on the second floor has lovely sea views from the lounge and bedroom. The rooms are spacious and light with high ceilings and deep skirting boards and there is full gas central heating and double glazing. There is a very large and well equipped kitchen/diner and a spacious bathroom with large walk in shower.

There is a designated parking space and the property is in a slightly elevated position just a few minutes walk from the High Street and the glorious sandy beach.

The property is being sold with vacant possession on completion and is currently tenanted. The tenant would be happy to remain in situ if desired. (Details of tenancy available on request).

We recommend booking an appointment to view to fully appreciate the size and quality of accommodation on offer in this lovely building.

- Spacious apartment in prestigious Victorian building
- Wide ranging sea views
- Extremely spacious and light
- Private parking space
- Minutes walk from beach and town
- One bedroom with large bay and sea views
- Investment opportunity- Sold with sitting tenant
- Share of freehold
- Well maintained communal areas and gardens
- Double glazing and central heating



### Communal Entrance Hall

The well maintained entrance hall is to the rear of the building, stairs rise to the private entrance door to Flat 5.

### Private Entrance Hall

The private entrance hall has laminate flooring and doors off to the main accommodation. In addition there is access to the loft which has very good head room and is a sizeable space. Subject to planning it may be possible to develop this area to a second bedroom.

### Lounge

15'3" x 12'2" (4.65 x 3.72)

A lovely light and airy room with two large windows to the front providing lovely sea, town and coastal views. There is wood effect laminate flooring.

### Kitchen

13'10" x 11'5" (4.23 x 3.49)

Extremely spacious with room for large table and chairs as well as a generous range of wall and base units. There is a new integral oven with hob and extractor over, space and plumbing for washing machine, space for tumble drier, space for under counter fridge and under counter freezer. There is a window to the rear and two roof light windows.

### Bedroom

13'8" x 9'1" (4.19 x 2.78)

Large double with lovely views from the feature bay window to the front.

### Shower Room

10'5" x 9'1" (3.19 x 2.78)

With white suite comprising of low level WC, hand basin and double walk in shower cubicle. There are half panelled walls, a heated towel rail and a linen cupboard. Window to the side.

### Private Parking Space

Flat 5 has a designated private parking space

### Additional Information

The property is connected to mains electricity, gas, water and drainage. It is fully double glazed with gas central heating. Please note the property is being sold with a sitting tenant. (Rental details available on request).

### Tenure

The property is Leasehold and the owner of Flat 5 holds 1/5th of the Freehold. The residents have formed a Management Company and the owner of Flat 5 will own 1/5th of the freehold of the building. There are 99 years left on the lease.

The annual service charge this year is £1,502.80 which includes a reserve fund for future work if required. This is reviewed on an annual basis by the Management Company.

There is no ground rent charged.

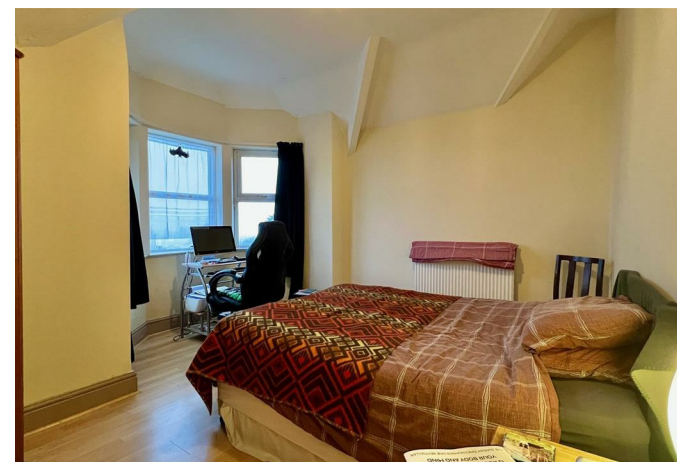
Pets are allowed by permission of the Management Company.

Commercial holiday letting is not permitted however long term residential lets are.

### Barmouth and its Surrounds

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 bustling town centre with a range of shops and supermarkets and great places to eat and relax.

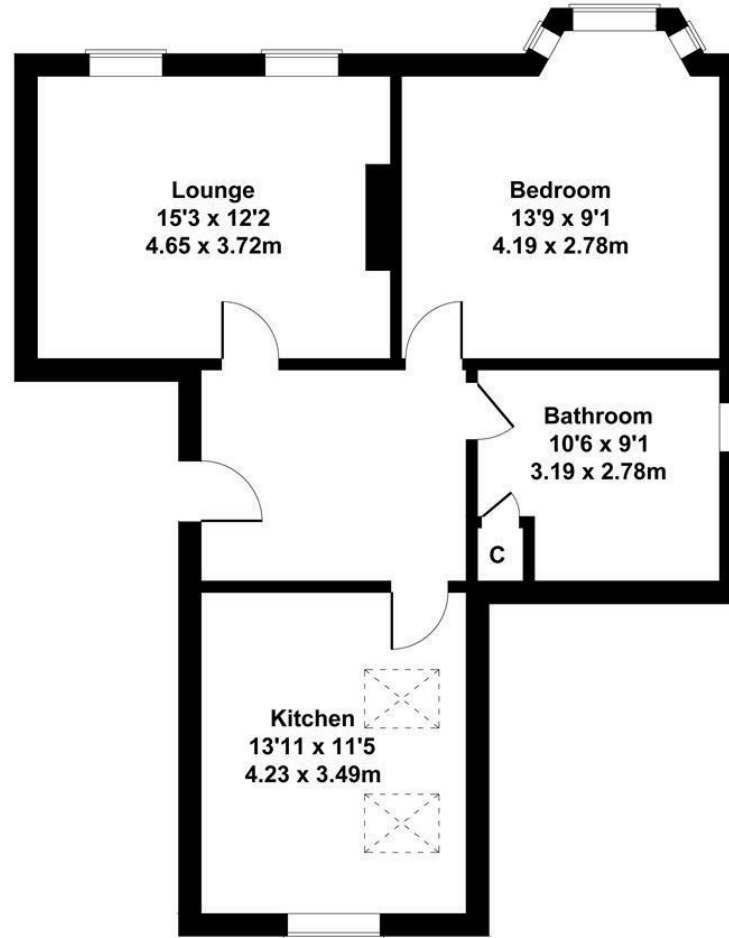
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





# 5 Hendre Hall

Approximate Gross Internal Area  
751 sq ft - 70 sq m

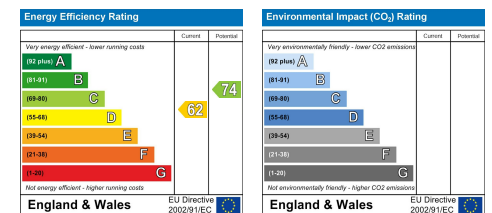


Not to Scale. Produced by The Plan Portal 2023  
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## MONEY LAUNDERING REGULATIONS 2003

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.





1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS  
01341 475000 | gwynedd@monopolybuysellrent.co.uk  
www.monopolybuysellrent.co.uk

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