



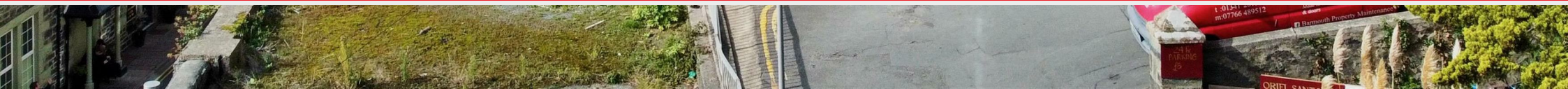
## Flat 5 St David's Court

Barmouth | Merionethshire | LL42 1AF

£169,950

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Flat 5 St David's Court

Barmouth | Merionethshire | LL42 1AF

A spacious two bedroom maisonette located on the first and second floors of this handsome Victorian building with expansive sea views from the lounge and principal bedroom. The property has many original features typical of a building of this era including high ceilings, ornate coving and ceiling roses and feature fire surrounds.

Benefitting from a large living room with feature bay window and spectacular sea views, a kitchen diner and two bedrooms, one with lovely sea views. There is use of the shared communal gardens to the front of the property and the whole of this handsome Victorian building has recently undergone a programme of improvement works

It is in a quiet location just minutes walk from the town centre and sandy beaches and on road parking is available.

The apartment is ideal for those wanting a property by the coast complete with sea views. The property is being sold with the benefit on NO ONWARD CHAIN.

- Spacious maisonette in Victorian building
- Lovely sea views
- 2 double bedrooms
- Quiet location minutes from town centre and beach
- Use of communal gardens
- Many period features
- Large lounge with feature bay window
- Gas central heating
- Door intercom system
- On road parking available



### Communal Entrance Hall and Stairway

Large wooden doors lead to a communal hallway with original period staircase leading to the upper floors.

### Kitchen/Diner

14'11" x 10'2" (4.55 x 3.11)

A door from the communal hallway leads into the kitchen where there is an intercom door entry system. With a range of wall and base units, large window to the rear providing lots of natural light, and space for a dining table and chairs. There is space for a cooker, space for fridge freezer and plumbing and space for washing machine.

### Lounge

17'4" x 10'8" (5.3 x 3.27)

Spacious and light with feature bay window with wood panelling to the front with lovely sea views. The room has high ceilings, ornate coving and ceiling rose and period fire surround.

### Bedroom 1

14'0" x 10'5" (4.28 x 3.19)

A large double bedroom with window to front providing lovely sea views. There is a range of built in mirror fronted wardrobes.

### Bedroom 2

13'3" x 11'10" (4.04 x 3.61)

A further large double with dropping ceiling and window offering access to the fire escape.

### Bathroom

9'1" x 5'10" (2.78 x 1.8)

With grey suite comprising of low level WC, hand basin and vanity unit and bath with electric shower over.

### Additional Information

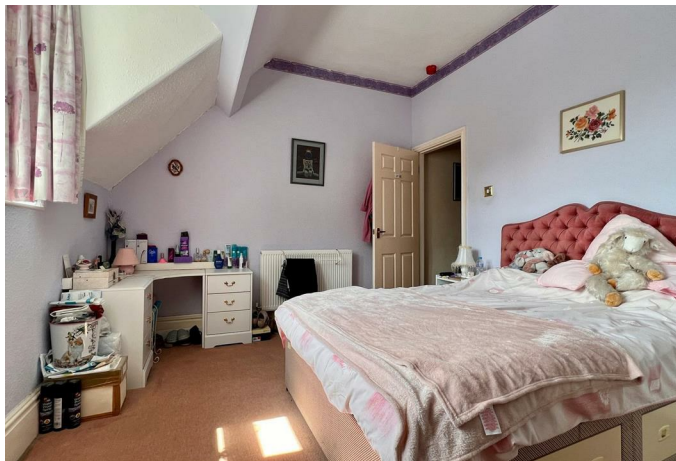
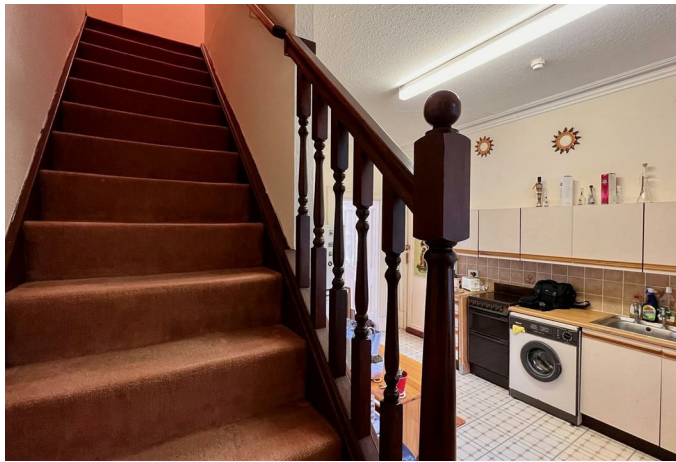
The property is connected to mains electricity, gas,

water and drainage. It has double glazing and benefits from gas central heating.

Please note pets are allowed and there is a covenant in place preventing commercial holiday letting.

The property is leasehold with 965 years remaining. The combined ground rent and service charge is approximately £2835 per annum.

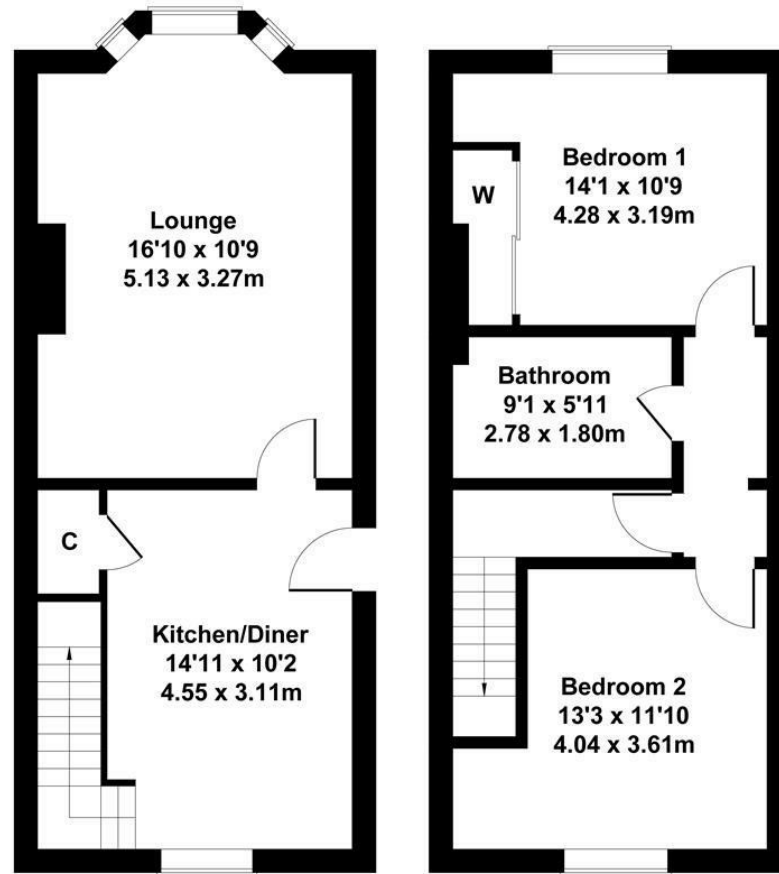






# Flat 5 St David's Court

Approximate Gross Internal Area  
854 sq ft - 79 sq m



**GROUND FLOOR**

**FIRST FLOOR**

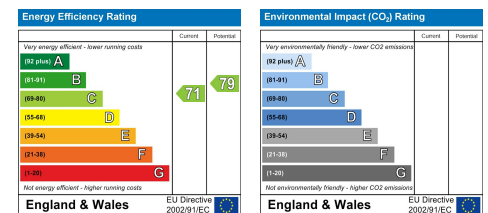
Not to Scale.  
For Illustrative Purposes Only.

## 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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