



Bayview Flats

Barmouth | LL42 1NP

£395,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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**** INVESTMENT OPPORTUNITY****

An exciting opportunity to purchase a substantial Victorian property currently divided into 5 self contained apartments each providing a healthy rental return for the current owners.

In a stone's throw of the beach and town centre, all the apartments have been well maintained and have external access via a fire escape or separate access door in addition to internal private doors from the communal hallway and stairs. The building is fully double glazed with gas central heating (individually metered) and there is a fully maintained fire alarm system including fire escape.

Four apartments are one bedroom and there is one bedsit. All are spacious with good sized living accommodation. To the rear there is access to a shared communal area.

All apartments are currently occupied on an assured shorthold tenancy (AST) basis, rental income and financial figures are available on request. All apartments have current EPCs and electrical certification.

- Exciting investment opportunity
- Profitable rental income
- 5 Self contained apartments with tenants
- Well maintained Victorian building with period features
- Ideal location minutes walk from beach and town centre
- Well maintained fire safety system
- Fully double glazed & centrally heated
- Use of shared communal patio garden
- 4 double bedrooms and 1 bedsit
- Spacious accommodation



Communal Entrance Hall and Stairs

The front door opens to a well maintained communal hallway with doors to Flats 4 and 5 and stairs rising to the other 3 flats. There is an automatic lighting system to all floors and a well maintained fire safety system.

Apartment 1 Third Floor One Bedroom

With lounge to the front having built in cupboards either side of the chimney breast. The double bedroom has sea glimpses. There is a bathroom with low level WC, hand basin and bath with shower over. The kitchen has a range of wall and base units, built in electric oven and hob with extractor, space for washing machine and space for under counter freezer and integrated fridge. A door from the kitchen gives private access to the fire escape to the rear.

Apartment 2 Second Floor One Bedroom

With large living room with feature bay window and views over to the Llyn Peninsular. There is a double bedroom, bathroom with bath and shower over, low level WC and hand basin. The kitchen has a range of wall and base units, built in hob, space for oven, space and plumbing for a washing machine and space for under counter fridge. Private door out to fire escape from the kitchen.

Apartment 3 First Floor One Bedroom

With large living room and bay window to the front with sea glimpses. A double bedroom and bathroom with low level WC, hand basin and bath with shower over. The kitchen has a range of wall and base units, space for cooker, space for fridge freezer, plumbing and space for washing machine. A door from the kitchen gives private access to the fire escape to the rear.

Apartment 4 Ground Floor Bedsit

A spacious bedsit with separate kitchen and shower room. There is a large sitting room/bedroom to the front with feature bay window. A shower room with low level WC, hand basin and shower cubicle and kitchen with door out to the rear providing a private entrance and opening to shared communal space. In the kitchen there is a range of wall and base units, space and plumbing for washing machine, built in electric oven and hob and space for under counter fridge.

Apartment 5 Lower Ground Floor One Bedroom Flat

With large living room and plenty of natural light through the bay window to the front. There is a double bedroom with window to the front and a good sized bathroom with bath and shower over, low level WC, hand basin and heated towel rail. The kitchen has window to the front, a range of wall and base units, built in electric hob and cooker with extractor over and space for fridge. On the landing there is a utility area for the basement flat which has space and plumbing for a washing machine. A door from the kitchen gives private access to the flat and leads to a shared communal area.

Additional Information

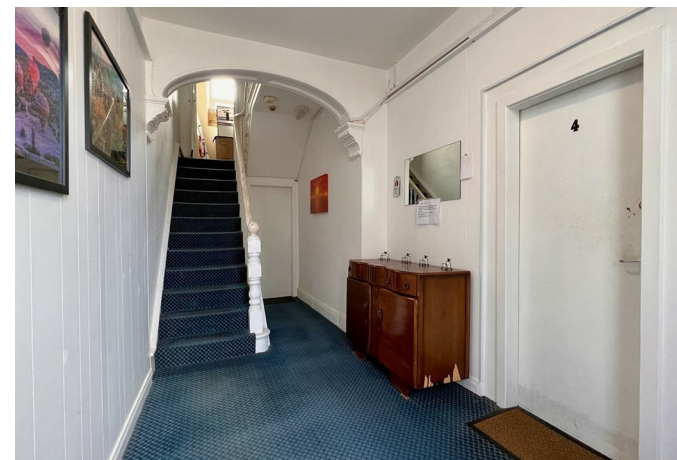
The property is connected to mains electricity, gas, water and drainage. The flats all have gas central heating and are double glazed and are individually metered for gas and electricity. There is an automatic lighting system to all floors and a well maintained fire safety system. Each flat is council tax band A.

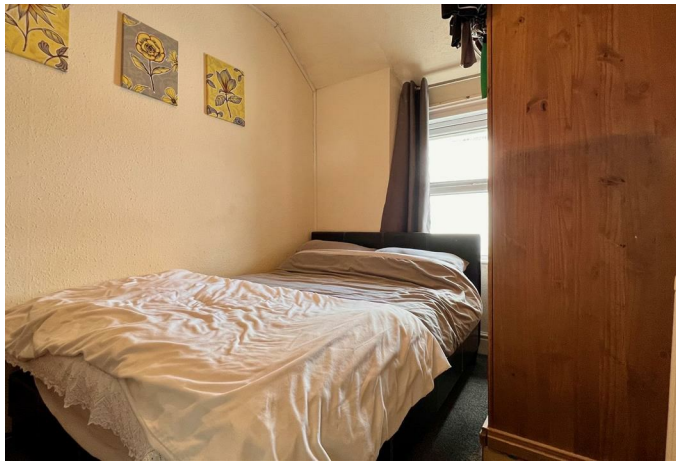
Tenure

The property is freehold.

Tenancy Details

All apartments are currently occupied on an assured





shorthold tenancy (AST) basis, rental income and financial figures are available on request. All apartments have current EPCs and electrical certification.

External

To the front there is a small gated courtyard and path leading to the communal front door. On road parking is available outside on a first come first served basis. To the rear there is use of a shared communal area (not included on the title of the building) where there is shared seating and room to hang out washing.

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.

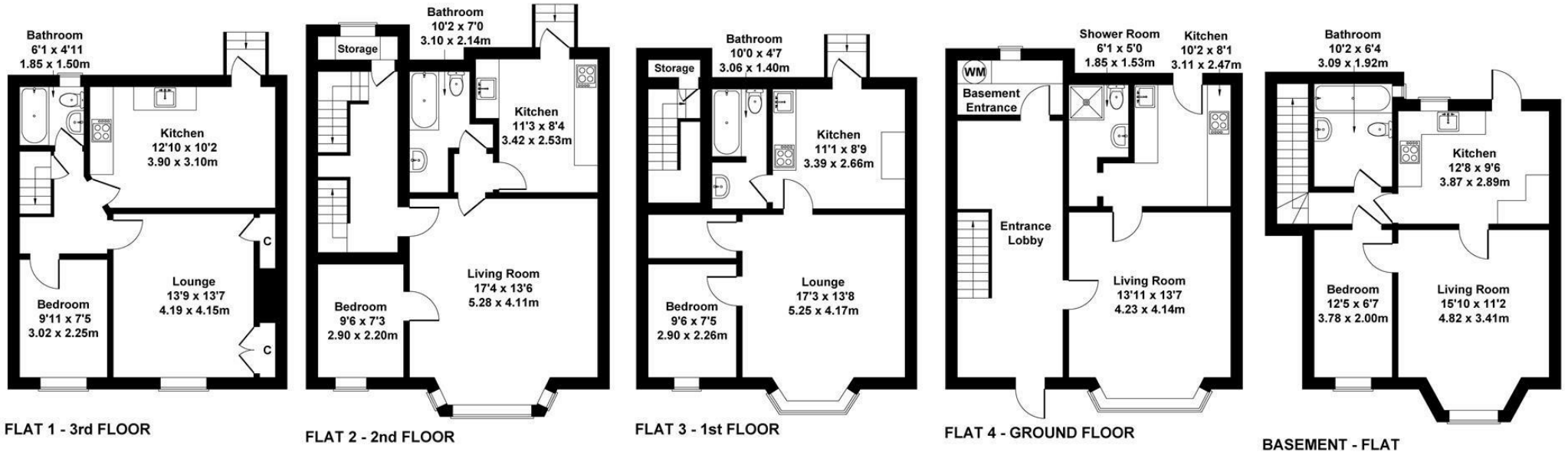






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Approximate Gross Internal Area
2831 sq ft - 263 sq m

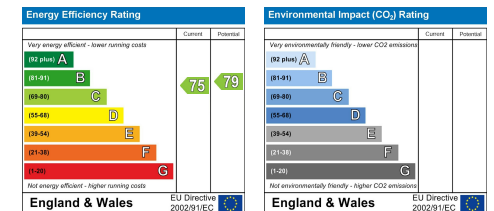


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MONEY LAUNDERING REGULATIONS 2003

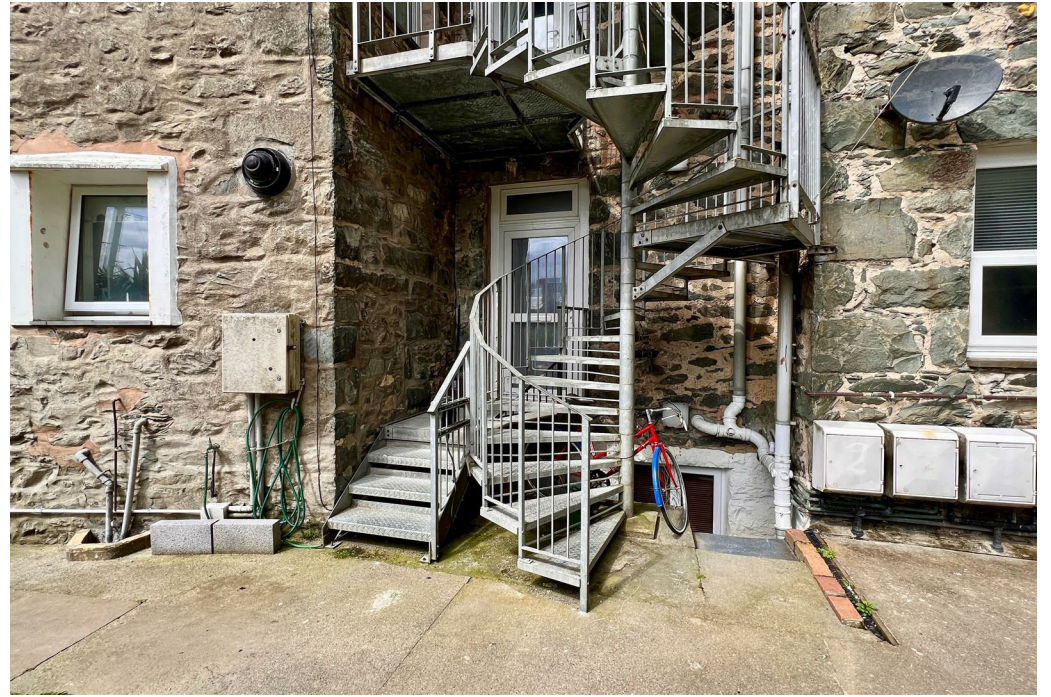
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

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.



BAY
VIEW







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