



Flat 2 Y Bryn

Barmouth | Merionethshire | LL42 | IAF

£137,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

Flat 2 Y Bryn

Barmouth | Merionethshire | LL42 1AF

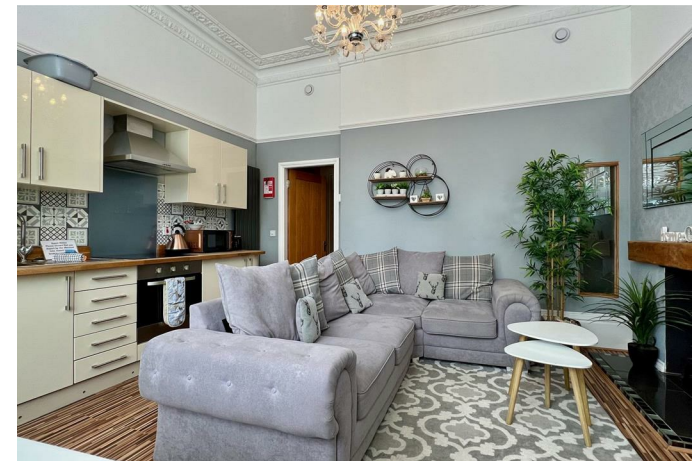
Beautifully presented 2 bedroom ground floor apartment with sea views which would make a lovely home on the coast in this popular seaside resort.

Situated in a quiet backwater just minutes from the High Street and sandy beach, 2 Y Bryn is ideally positioned in a slightly elevated location on the ground floor of a handsome Victorian building and benefits from a beautiful bay window to the front over looking the communal garden and across Barmouth to the beach and mountains beyond.

The property benefits from immaculate contemporary decor throughout with a large lounge/kitchen/diner with cosy log burning stove, 2 bedrooms and a main shower room plus en suite shower room. There is also an extremely large private store room in the basement under the apartment and communal gardens to the front which are lawned and have seating areas and sea views. Unrestricted on road parking is available to the front.

Please note the terms of the lease prevent the property being used as a commercial holiday rental. With all contents included the property is ready to enjoy immediately and there is NO ONWARD CHAIN.

- 2 bedroom ground floor apartment
- Sea, mountain and town views
- Completely refurbished with lovely period features
- Electric heating and double glazing
- Cosy log burner in living room
- En- suite and separate shower room
- Quiet location minutes walk from High Street and beach
- Immaculately presented, lovely decor
- All contents included



Communal Entrance Hall

With Minton style tiled flooring and high ceilings. The private door to the apartment is on the right with a door entry system. A period staircase rises to the upper floors and to the rear there is access to the basement and the private storage room for the apartment.

Private Hallway

With doors off to the main accommodation and space for coats and shoes.

Lounge/Kitchen/Diner

15'1" x 15'5" (4.6 x 4.7)

Lovely open plan area with contemporary fitted kitchen area, comfy seating area with L shaped sofa in front of log burning stove in feature fireplace with wooden mantle and tiled hearth. There is a dining table with window seat in front of deep bay window to the front from which there are lovely views over the town towards the sea, coast and mountains beyond.

The kitchen area is well equipped with a range of base and wall units with wooden worktop over. There is an integrated larder style fridge freezer, dishwasher, electric oven and hob with extractor over and attractive tiled splash backs.

The room is spacious and full of character with high ceiling, period ceiling rose and coving, high skirting boards, wood effect laminate flooring and the feature bay window with shutters and wooden panelling, lovely views and window seating from which to enjoy these.

Principal Bedroom

8'2" x 14'1" (2.5 x 4.3)

A stylish double bedroom with high ceiling and

obscure window to the rear. Plenty of space for the bedroom furniture and door to the en-suite.

En-suite to Principal Bedroom

6'2" x 5'10" (1.9 x 1.8)

Contemporary en-suite with white suite comprising of low level WC, hand basin and illuminated mirror, and large walk in shower with mains shower. With attractive tiling, heated towel rail, recessed spotlights, obscure window to the rear and wood effect laminate floor.

Bedroom 2

5'2" x 9'10" (1.6 x 3.01)

Single bedroom currently housing fitted bunk beds and wardrobes providing lots of storage space. With feature obscure window into living area.

Shower Room

6'2" x 5'2" (1.9 x 1.6)

Contemporary shower room with white suite consisting of large walk in shower, low level WC and hand basin with illuminated mirror over. With very attractive tiling, heated towel rail, recessed spotlights and wood effect laminate flooring.

Store and Basement

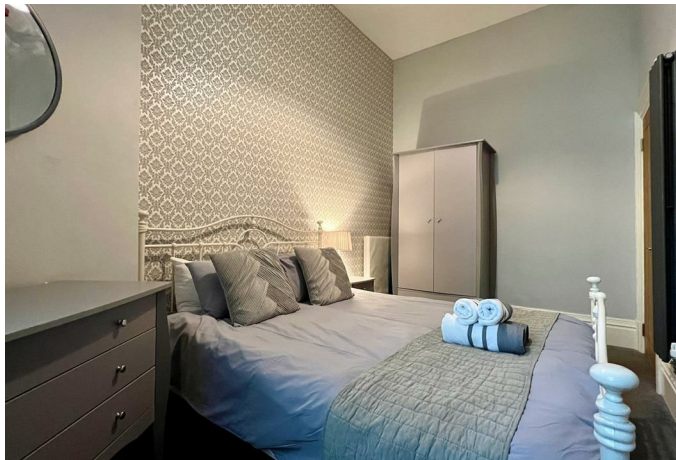
18'4" x 14'1" (5.6 x 4.3)

There is plentiful storage provided with this apartment as there is a large lockable storage cupboard (approx 6' x 4') to the rear of the main hallway. which is large enough to accommodate out door equipment, beach paraphernalia and bikes. In addition there is a large basement store room below the main living accommodation with power and lighting and a high window.

External

There are communal gardens to the front of the property which are laid mainly to lawn and have





lovely views to the town, sea and mountains and can be enjoyed by all residents.

Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed and there is a HIVE heating system installed controlling an electric boiler with wet radiators. In addition there is an air vent system in place which provides warm and fresh air throughout the property.

Tenure

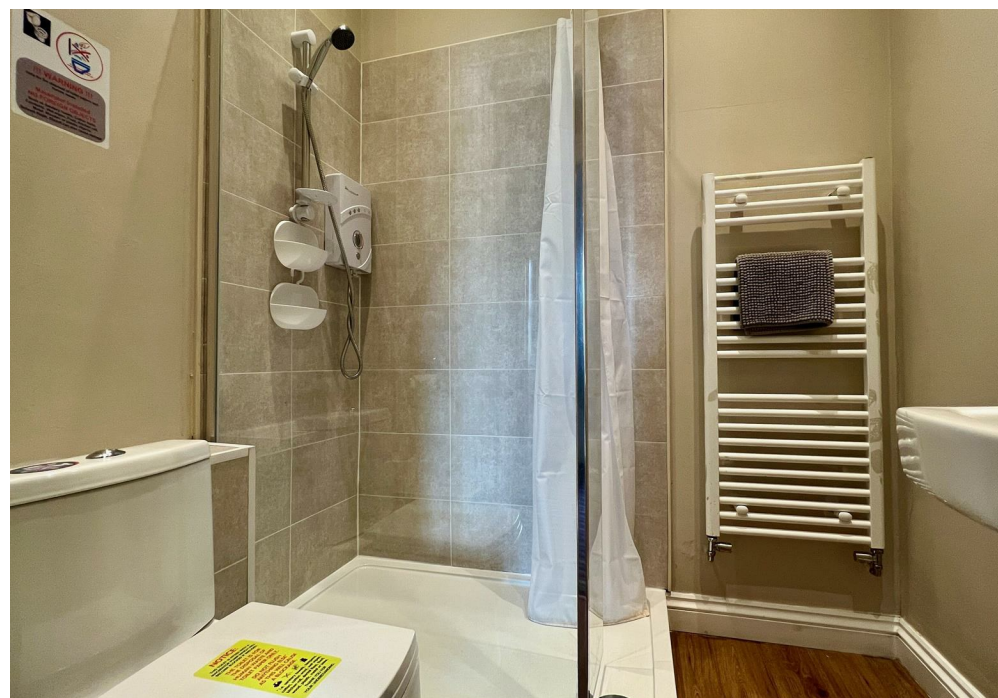
The property is leasehold with 92 years (125 years from October 1990) remaining on the lease. The current maintenance charge is approximately £1000 per annum and includes buildings insurance. The ground rent is £20 per annum. ADRA is the managing agent for this well managed Victorian building and ADRA maintains the fire alarm system, CCTV for the lockable sheds and weekly cleaning of the communal areas and external grounds maintenance.

We understand that the property cannot be used as a commercial holiday rental.

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.



Flat 2 Y Bryn Barmouth

Approximate Gross Internal Area
818 sq ft - 76 sq m

En-suite
Shower Room
6'3 x 5'11
1.90 x 1.80m

Bedroom 2
9'11 x 5'3
3.01 x 1.60m

Bedroom 1
14'1 x 8'2
4.30 x 2.50m

Kitchen/Lounge/Diner
15'7 x 15'5
4.70 x 4.60m

Basement/Store Room
18'4 x 14'1
5.60 x 4.30m

Shower Room
6'3 x 5'3
1.90 x 1.60m

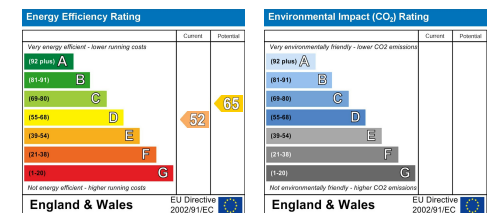
Not to Scale For Illustrative Purposes Only.

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.







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

MONOPOLY
BUY ■ SELL ■ RENT