



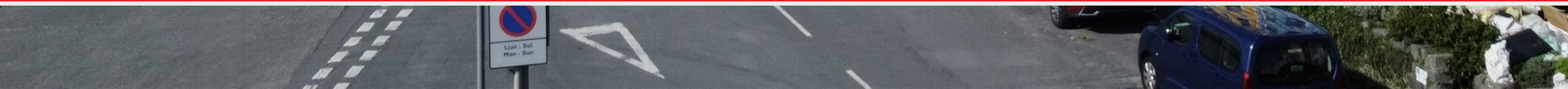
17 Marine Parade

Barmouth | LL42 1NA

£165,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



17 Marine Parade

Barmouth | | LL42 1NA

A rare opportunity to purchase a spacious, fully refurbished light and airy ground floor one bedroom apartment facing the sea and being one of only a few apartments along Marine Parade with the benefit of a private courtyard garden to the front. It is located just steps from the beach and with lovely sea and dunes views.

Occupying the ground floor in a totally refurbished Victorian building, the apartment has been renovated to an exceptionally high standard whilst retaining the best of Victorian styling including high ceilings and feature fireplaces. It is located on the iconic Marine Parade with the facade of the building recently having been repainted.

Benefitting from a large lounge/diner/kitchen with large bay window overlooking the beach, a bedroom to the rear and en-suite. This apartment is immaculately presented, light, bright and airy.

We are advised that the property will have a long lease which will be for 999 years. It is fully double glazed, with new flooring, kitchen and bathrooms, neutral recently painted decor though out and furnishings and contents available by separate negotiation. It is ready for new owners to move into and enjoy immediately and is being sold with the benefit of NO ONWARD CHAIN.

On road parking is available on a first come first served basis and the flat is ideally located in a quiet location just minutes from the hustle and bustle of Barmouth centre and a few paces away from the beach.

- Ground floor one bedroom apartment with private courtyard garden facing the sea.
- Sea and dune views from the garden and lounge
- Fully refurbished and immaculately presented
- Attractive Victorian features, high ceilings, feature fireplaces, coving
- Large lounge/kitchen/diner with bay window and sea views
- Long lease and furnishings and contents available by separate negotiation.
- Stone's throw from beach and minutes from High Street
- Sunny courtyard garden
- Fully double glazed
- NO ONWARD CHAIN



Communal Entrance Hall

A front door opens to the attractive and well presented communal hallway with original tiled flooring, original coving and stairs rising to the floors above.

Private Hallway

A door from the communal hallway leads into the private hallway for Flat 2

Lounge/Kitchen/Diner

14'3" x 13'11" (4.35 x 4.25)

Superb open plan lounge/kitchen diner with feature bay window to the front having lovely sea views. There are high ceilings, a feature Victorian fireplace and original coving. The room is spacious, light and airy with a well equipped kitchen area to the rear with a range of contemporary wall and base units. There is a built in oven and hob with extractor over, space and plumbing for dishwasher or washing machine.

Bedroom

10'7" x 10'5" (3.24 x 3.20)

A good sized double bedroom with a feature Victorian fireplace and window to the rear. Door to en-suite shower room.

Ensuite Shower Room

6'4" x 3'5" (1.95 x 1.05)

With low level WC, hand basin with mirror over and shower cubicle.

Additional Information

The property is leasehold, fully double glazed and has electric heating throughout. There is a fire safety system in place and sound proofing has been installed between the floors.

Furnishings and contents available by separate negotiation.

Tenure

We are advised that the lease will be for 999 years. Please contact the agents for details of ground rent and service charge.

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.

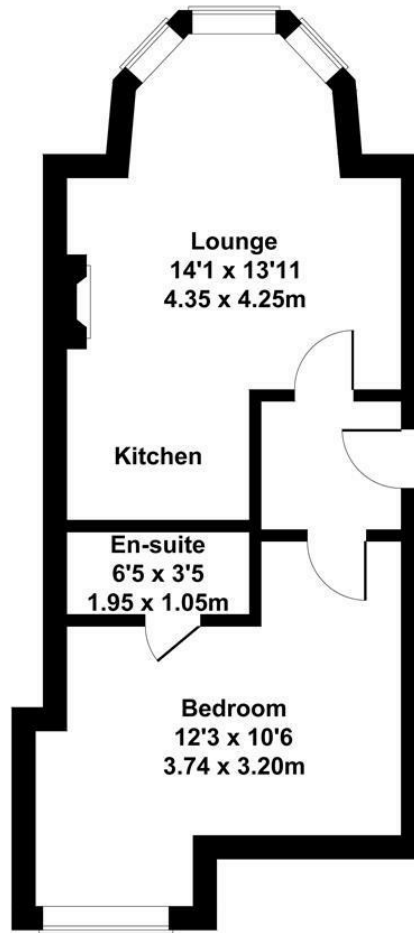
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





Flat 2, 17 Marine Parade

Approximate Gross Internal Area
452 sq ft - 42 sq m



Not to Scale. Produced by The Plan Portal 2023
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.

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92-91) A			
(81-61) B			
(55-50) C			
(35-45) D			
(25-34) E			
(15-20) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
(10-91) A			
(81-61) B			
(55-50) C			
(35-45) D			
(25-34) E			
(15-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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