



Trem Y Mor  
Barmouth | LL42 1BH

£145,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



# Trem Y Mor

Barmouth | | LL42 1BH

Spacious two bedroom apartment with sea glimpse in an attractive converted chapel tucked away in a quiet location in Old Barmouth just minutes walk away from the High Street, Harbour and sandy beaches.

We are informed that COMMERCIAL HOLIDAY LETTING IS PERMITTED.

Trem Y Mor benefits from a spacious kitchen/diner, large lounge and two double bedrooms. There is a good sized bathroom and a large and useful utility area in the hallway.

It has characterful ceiling beams, window seats and is fully double glazed and centrally heated.

Benefitting from a long lease (balance of 999 years) and in a sought after location, Trem Y Mor is the perfect coastal home, investment opportunity or holiday retreat by the sea.

- 2 bedroom spacious first floor apartment in converted Chapel
- HOLIDAY LETTING PERMITTED.
- Dual aspect lounge with distant sea glimpse
- 2 double bedrooms
- Fully double glazed
- Gas central heating with recently fitted boiler
- Quite location on Old Barmouth within minutes of High Street, Harbour and sandy beach
- Beamed ceilings and window seats
- Long lease (balance of 999 years) and holiday lets permitted.
- EPC 'C'



### Hallway & Utility Area

13'1" x 4'4" (4 x 1.34)

With ground floor private entrance door opening into a hallway and utility area. Having plenty of room for coats, boots and shoes and space for household equipment.

### Lounge

17'4" x 12'0" (5.3 x 3.68)

A large lounge with distant sea glimpses. There are dual aspect windows (one with window seat) and beamed ceiling. There is an attractive feature fireplace (not in use) forming a focal point to the room and glazed double doors open to the kitchen/diner.

### Kitchen/Diner

14'11" x 14'1" (4.55 x 4.31)

Well equipped with a range of wall and base units, including breakfast bar, tiled splash backs and vinyl tiles to the kitchen area. The dining area is carpeted and has plenty of space for dining table and chairs. There is a painted beamed ceiling.

In the kitchen area there is a cooker with gas hob, space and plumbing for a dishwasher or washing machine. There is ample space in the utility area adjacent for a fridge freezer.

### Bedroom 1

12'0" x 10'8" (3.68 x 3.26)

A good sized double with beamed ceiling, window with window seat and built in wardrobe. There is a high glazed window into the dining area.

### Bedroom 2

A further double with beamed ceiling and window to the side.

### Bathroom

12'4" x 5'1" (3.76 x 1.57)

With white suite comprising of low level WC, sink in vanity unit bath with shower over. With part panelled and tiled walls and window to the side.

### Additional Information

The property is connected to mains electricity, gas, water and drainage. It is fully double glazed.

### Tenure

The property benefits from a long lease (balance of 999 years). Please note that COMMERCIAL HOLIDAY RENTALS ARE permitted.

### 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.

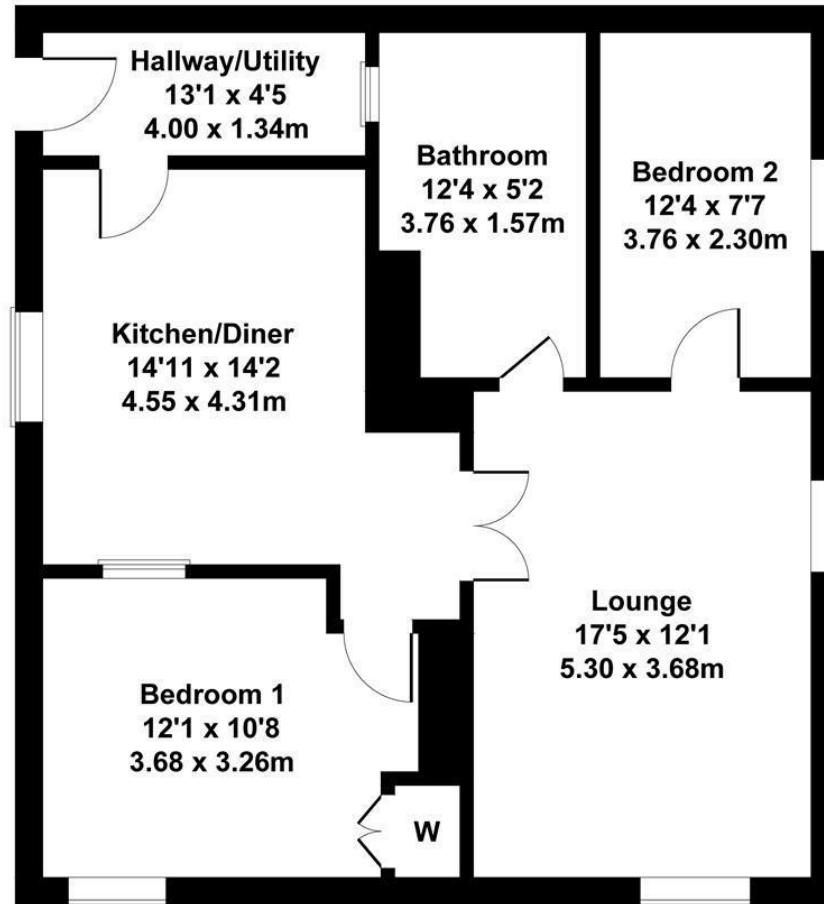
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





# Trem Y Mor

Approximate Gross Internal Area  
829 sq ft - 77 sq m



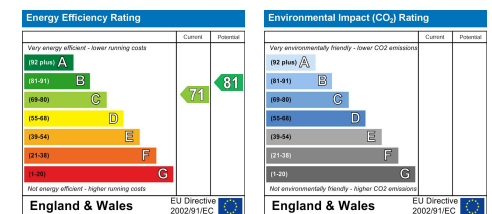
**Not drawn to scale, for illustrative purposes only.**

## 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](mailto:gwynedd@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**  
BUY ■ SELL ■ RENT