



35 Marine Road

Barmouth | LL42 1HG

£249,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Recently constructed end town house with 3 bedrooms, parking and courtyard gardens located in the heart of the of Barmouth, having sea glimpses from the front top floor bedroom and views of the surrounding mountains to the rear.

Being a two minute walk from the sea, the property is built over three floors and has been thoughtfully planned and finished to a high standard throughout. It has luxury fitted kitchen/diner, first floor lounge, contemporary shower room and generous living spaces and private parking.

With flexible accommodation there is room for an additional overflow bedroom / home office or the creation of an additional bathroom to the first floor where there are connections and plumbing in situ.

There are courtyard GARDENS to the front and rear and a private PARKING SPACE. With approximately 4 years remaining on the LABC guarantee the property is extremely energy efficient with gas central heating and full double glazing and an EPC score of B (83)

It is just minutes walk from the beach, the high street and the train station.

- Contemporary 3 bedroom town house with sea glimpses from top floor and mountain views to rear
- With approx 5 years LABC remaining
- Enclosed courtyard gardens to rear and front
- Private parking space with connections for electric car
- Fully double glazed and gas centrally heated
- Highly energy efficient, EPC Score B (83)
- Contemporary kitchen/diner
- Set over 3 floors with large first floor lounge
- Very well presented throughout
- Minutes walk from high street, beach and train station



Entrance Hall

4'5" x 6'0" (1.36 x 1.83)

The entrance door from the front courtyard garden opens to the hallway with doors off to the kitchen/diner and also to the cloakroom/WC.

Kitchen/Diner

10'6" x 22'11" (3.21 x 7.01)

A large open plan kitchen/diner on the ground floor with dual aspect windows to front and rear. This light and airy room is subdivided into a well equipped kitchen and natural large dining area. The kitchen has a range of contemporary wall and base units with built in oven and ceramic hob with extractor over, space and plumbing for a dishwasher and space for a fridge freezer. A door leads to the utility cupboard where there is space and plumbing for a washing machine and tumble drier. The dining area is to the rear with wood effect laminate flooring, window and door to the rear courtyard garden. Stairs rise to the first floor accommodation.

WC/Cloakroom

2'11" x 6'0" (0.91 x 1.83)

With low level WC and hand basin and useful space for hanging coats and storing shoes/boots and household items.

Utility Cupboard

With space and plumbing for a washing machine and tumble drier.

First Floor Landing

A spacious landing with doors off to the large lounge, bedroom and study/occasional bedroom which has plumbing for a bathroom.

Lounge

13'11" (max) x 9'11" (max) (4.25 (max) x 3.03 (max))

On the first floor, a light and bright large lounge with window to the front.

Bedroom 3

7'6" x 6'8" (2.31 x 2.04)

Having attractive mountain views from the window to the rear.

Study/Room 4

6'2" x 6'1" (1.9 x 1.86)

Currently used as an occasional bedroom, this would make an ideal home office and also has plumbing in situ for a bathroom (previous use) which would fit a modern three piece suite comprising of low level WC, basin with vanity unit under and corner bath with shower over.

Second Floor

To this floor are two further bedrooms and the family bathroom. There is also access to the fully boarded attic which has power and lighting.

Principal Bedroom

13'11" x 10'7" (max) (4.25 x 3.24 (max))

Located on the second floor with sea views from the window to the front.

Bedroom 2

10'5" x 8'4" (3.2 x 2.56)

Also on the second floor with mountain views to the rear and built in cupboard housing the central heating boiler.

Shower Room

5'11" x 5'2" (1.81 x 1.59)

A large shower room with white suite comprising of low level WC, hand basin in vanity unit under LED mirror and quadrant shower cubicle. Fully tiled walls and vinyl flooring.

Gardens

To the front there is a gated courtyard with seating area. To the rear there is a larger courtyard garden, fully enclosed with access to the rear parking area.





Private Parking Space

The property has a designated private parking space and we are informed cabling has been installed for a charging an electric vehicle.

Additional Information

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

There is approx 4 years remaining on the LABC.

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.

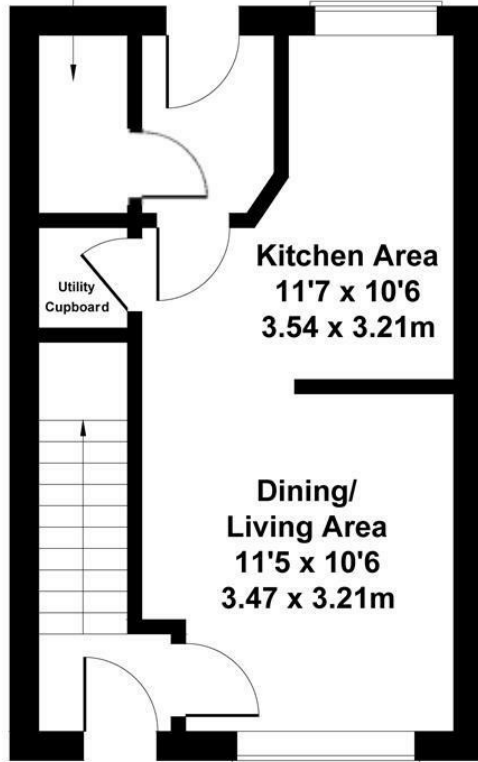
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.



35 Marine Road

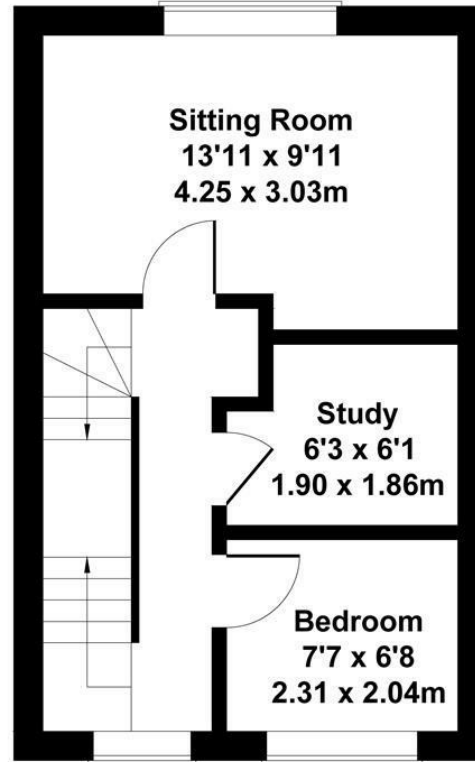
Approximate Gross Internal Area
990 sq ft - 92 sq m

Cloakroom/
WC
6'0 x 3'0
1.83 x 0.91m



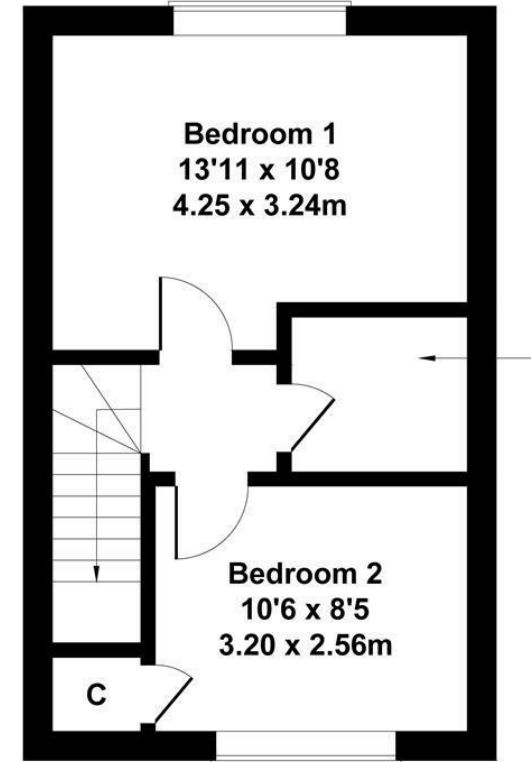
GROUND FLOOR

Sitting Room
13'11 x 9'11
4.25 x 3.03m



FIRST FLOOR

Shower Room
5'11 x 5'3
1.81 x 1.59m



SECOND FLOOR

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.

Energy Efficiency Rating		Current	Future	Environmental Impact (CO ₂) Rating		Current	Future
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
(92-101) A	(81-91) A						
(81-91) B	(61-80) B						
(61-80) C	(41-60) C						
(41-60) D	(21-40) D						
(21-40) E	(11-20) E						
(11-20) F	(1-10) F						
(1-10) G	(1-20) G						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
England & Wales	England & Wales	EU Directive 2002/91/EC		England & Wales	England & Wales	EU Directive 2002/91/EC	





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