



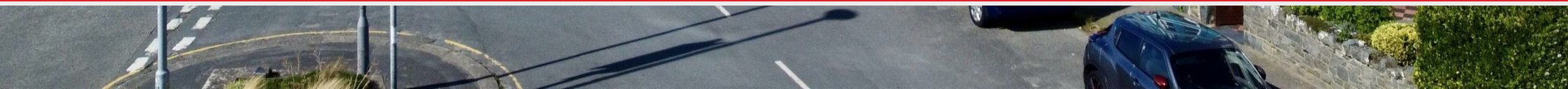
Flat 5, 16 Marine Parade

Barmouth | LL42 1NA

£139,950

MONOPOLY[®]

BUY ■ SELL ■ RENT



Flat 5, 16 Marine Parade

Barmouth | LL42 1NA

A penthouse apartment located just across from the beach, with uninterrupted sea views that will take your breath away.

This apartment, set in a beautifully renovated Victorian building, boasts bright and airy lounge with sea view, a large double bedroom also with incredible views plus contemporary kitchen and spacious refitted shower room.

Step inside this refurbished flat and you'll find a cozy space with gas central heating to keep you warm during the cooler months. The full double glazing ensures a peaceful atmosphere, allowing you to enjoy the sound of the waves crashing against the shore.

With a long lease in place, this apartment offers flexibility for both permanent residents and those looking for a holiday home. The property is also permitted for holiday rentals, providing an excellent opportunity for those interested in generating additional income.

Convenience is key with this penthouse, as it includes a private loft and a large store room, perfect for storing beach essentials or any personal belongings. Located just minutes away from the high street, you'll have easy access to the town's amenities, shops, and restaurants.

Parking is made easy with on-road parking available on a first-come, first-served basis. Imagine coming home to your own slice of paradise, where the sound of the sea lulls you to sleep each night.

Don't miss out on the chance to own this seaside gem in the popular resort town of Barmouth. Contact us today to arrange a viewing and make this penthouse apartment your own.

- Spacious one bedroom refurbished apartment
- Lovely uninterrupted sea views from lounge and bedroom
- Recently installed shower room
- Private loft and large storage cupboard
- Holiday rental permitted and long lease (999 years)
- Stone's throw from sandy beach and minutes walk from Barmouth High Street
- New flooring and doors throughout, immaculately presented
- Gas central heating and double glazing (EPC score of C)
- Penthouse flat in refurbished Victorian building.



Communal Entrance

The apartment has a remote door entry system. The communal hallway is freshly decorated and leads to an original period staircase which rises to the upper floors.

Private Entrance Hall

With private door from the communal hallway and doors off to the main accommodation including door to large storage cupboard. There is also access to the private loft for the flat.

Lounge

7'10" x 15'1" (2.4 x 4.6)

Bright and light with lovely expansive sea views from the window to the front. There is newly laid herringbone pattern flooring and door to the kitchen.

Kitchen

6'10" x 13'1" (2.1 x 4)

With a range of wall and base units with counter over. Built in oven, with hob and space for under counter fridge. Newly laid Herringbone pattern flooring and a window to the rear.

Shower Room

5'2" x 13'1" (1.6 x 4)

With recently installed large shower cubicle, low level WC and hand basin. Light and bright with a roof light window, built in shelving and vinyl cushion flooring. There is a large counter with space and plumbing below for a washing machine and tumble drier or simply additional storage.

Bedroom

10'9" x 12'1" (3.3 x 3.7)

Light and spacious with lovely expansive sea views from the window to the front. Newly installed carpet.

Storage Room

3'7" x 6'10" (1.1 x 2.1)

A very large storage area off the entrance hall.

About the Building

Situated along the front of the parade, just across from the beach, all the flats in the building are undergoing refurbishment which will be completed by the end of November after which the communal areas will be also refurbished to a high standard. No 5 is the penthouse on the top floor and accessed via the internal communal staircase and benefits from a door entry system. The exterior of the building has been recently repainted and is very attractive.

Additional Information

The property is leasehold and connected to mains electricity, gas, water and drainage. It is double glazed and centrally heated. We are advised that holiday letting is permitted under the terms of the lease and the EPC is C.

Tenure

The lease will be 999 years from 2023. Annual service charge and ground rent will be approximately £775 per annum.

We understand that the lease allows commercial holiday rentals. Pets may be permitted by arrangement with the freeholder.

Barmouth and its Surrounds

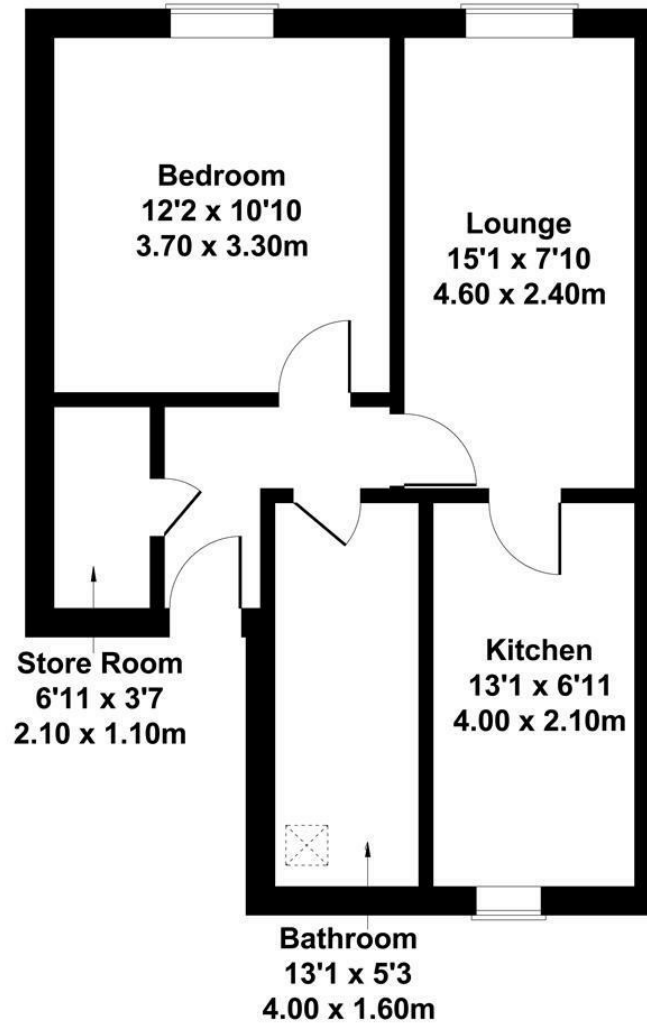
Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breathtaking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range 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.





Gwylan



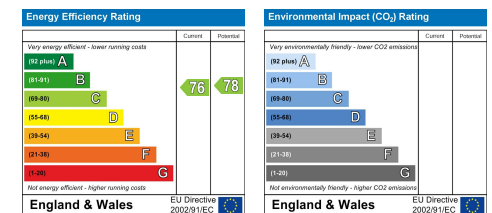
Not to scale for illustrative purposes only

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