



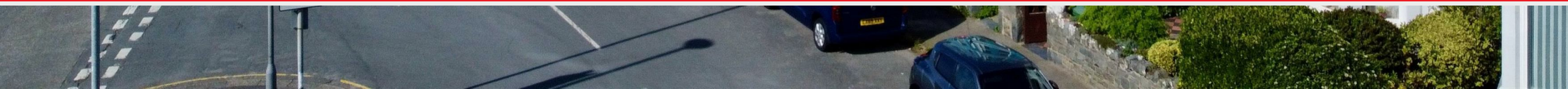
Flat 2, 16 Marine Parade

Barmouth | LL42 1NA

£137,500

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Flat 2, 16 Marine Parade

Barmouth | LL42 1NA

An attractive one-bedroom refurbished maisonette located on Marine Parade in the popular coastal resort of Barmouth on southern fringe of Snowdonia. Situated to the rear of a fully renovated Victorian building just across from the beach, this property offers a unique opportunity to own a coastal home in a sought-after location.

This well proportioned and designed maisonette has a private entrance on the first floor and features an attractive lounge and kitchen on this floor with stairs leading up to the double bedroom and bathroom. There are views over the town rooftops to the hills behind and full double glazing and gas central heating, ensuring warmth and comfort throughout the year. Light and bright throughout, with refitted contemporary kitchen and shower room, new flooring and carpets and white walls ready for new owners to move in immediately and enjoy.

The property's long lease allows for commercial holiday rentals, making it a versatile investment opportunity for those looking to generate income in the bustling tourism industry of Barmouth.

Convenience is key with this property, as it is just minutes away from the vibrant high street, offering a variety of shops, cafes, and restaurants. Whether you are a first-time buyer, looking to downsize, seeking a holiday bolthole, or interested in a lucrative investment, this maisonette caters to a range of needs.

Parking is made easy with on-road parking available on a first-come, first-served basis.

Nestled in the stunning Snowdonia coastal resort, this property not only provides a comfortable living space but also offers easy access to the natural beauty and outdoor activities that the area is renowned for. Don't miss out on the opportunity to own a piece of paradise in this idyllic seaside town.

- One bedroom maisonette across from the beach
- Fully refurbished in attractive renovated Victorian building
- Long lease allowing commercial holiday rentals
- Contemporary kitchen and shower room
- New flooring or carpet throughout
- Fully double glazed with gas central heating
- Private entrance on first floor
- Minutes walk from High Street, train station and just across the road from the beach



### Communal Entrance Hall

A door opens into the communal entrance hall where the original period staircase rises to the upper floors. The private door to Flat 2 is on the first floor.

### Lounge

13'1" x 11'3" (4 x 3.44)

Light and bright with alcove shelving, attractive herringbone wood wood LVT flooring and dual windows to the side.

### Kitchen

8'5" x 5'2" (2.57 x 1.6)

With a range of contemporary wall and base units with counter over, built in oven with hob over and space for fridge freezer in alcove adjacent. There are dual windows to the side. There is a utility cupboard on the second floor with space and plumbing for the washing machine.

### Bedroom

13'1" x 11'2" (4 x 3.41)

A spacious double bedroom with dual windows to the side and cupboard with space and plumbing for the washing machine.

### Stairs and Landing

The first floor landing has an alcove for fridge freezer and stairs lead up to the first floor. Windows give views across the roof tops to the mountains beyond. On the second floor landing there are doors off to the double bedroom and the shower room.

### Shower Room

8'3" x 4'9" (2.53 x 1.47)

With white suite comprising of low level WC, hand basin in vanity unit and shower cubicle. There is a glazed window to the side.

### 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

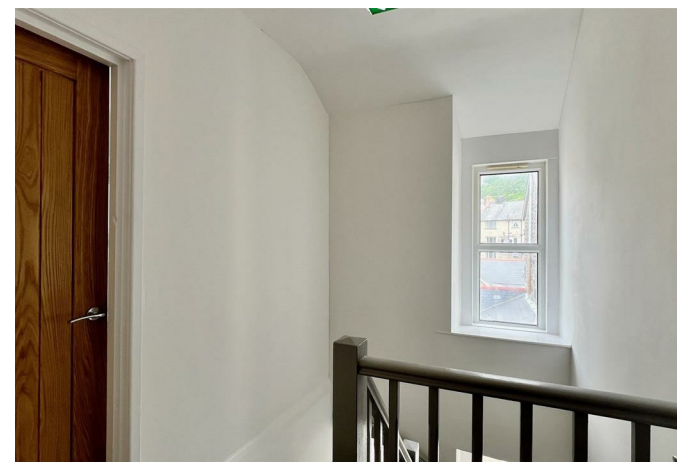
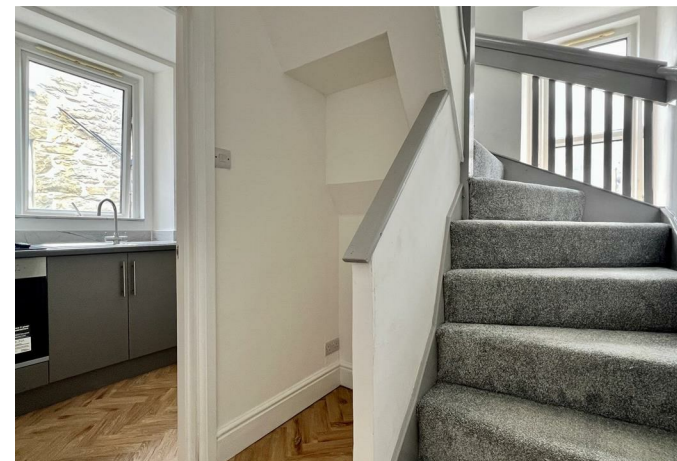
The lease will be 999 years from 2024. Annual service charge and ground rent will be approximately £775 per annum.

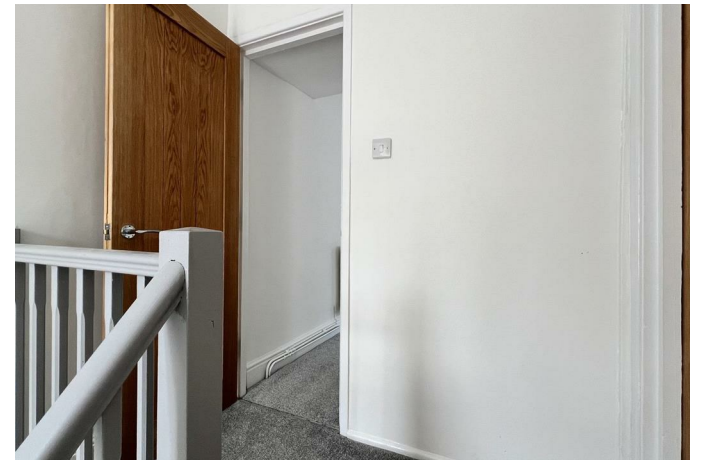
We understand that the lease allows commercial holiday rentals.

### 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.

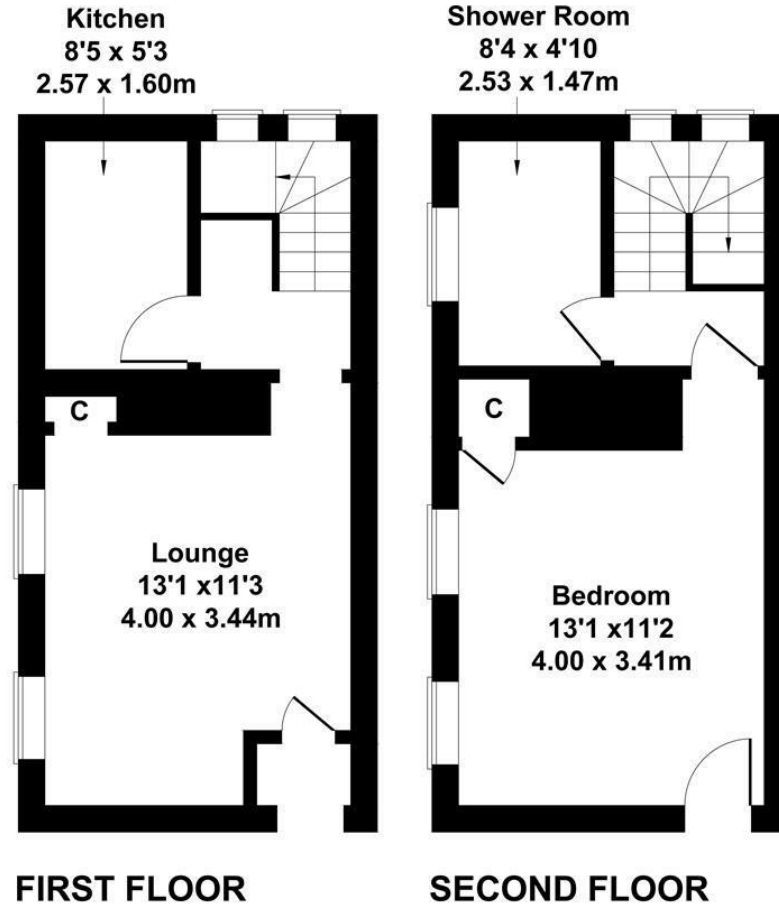
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





# Flat 6, Marine Parade

Approximate Gross Internal Area  
538 sq ft - 50 sq m



FIRST FLOOR

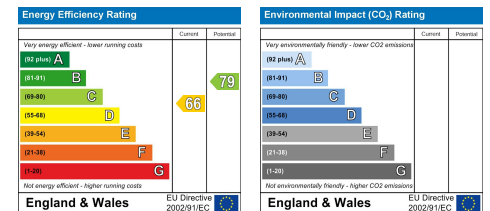
SECOND FLOOR

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.





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