



## I Tyn Y Coed Buildings

Barmouth | LL42 1DS

£265,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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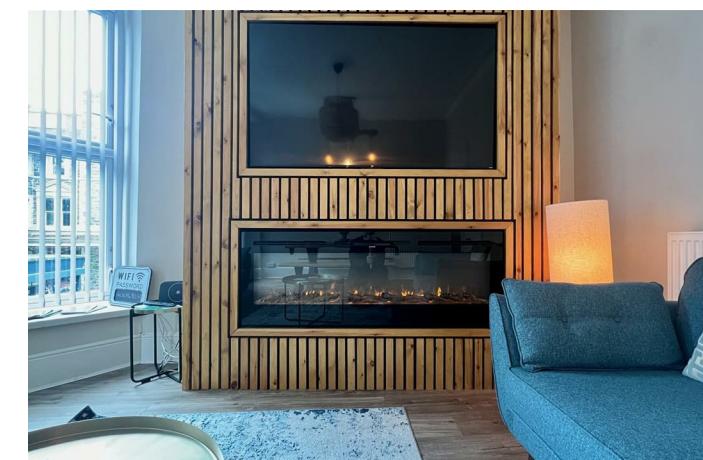
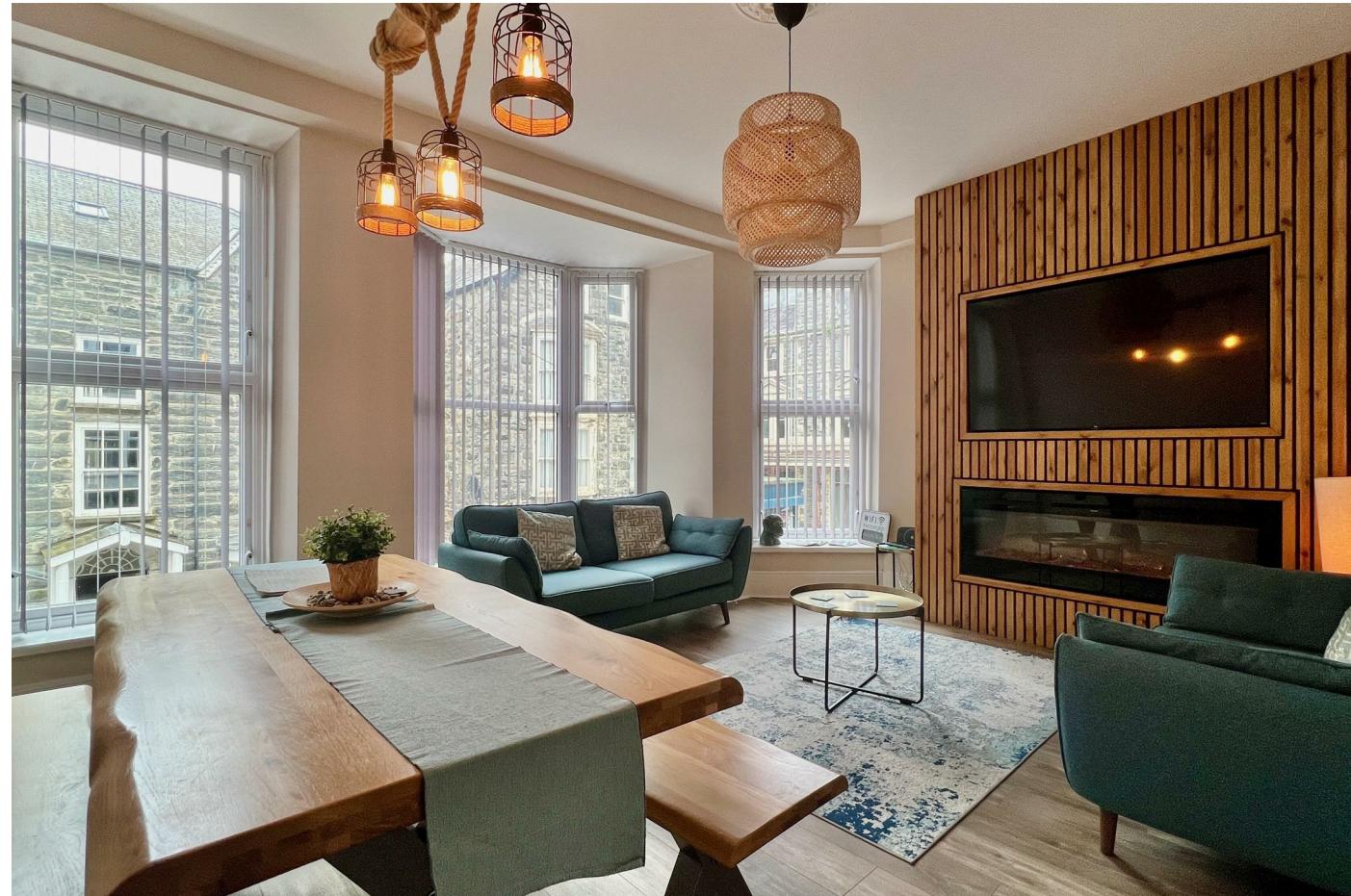
In a central location on Barmouth High Street, this spacious and stylish 3-bedroom maisonette has been extensively renovated to an incredibly high standard and boasts a tastefully designed contemporary interior within a handsome Victorian building benefitting from high ceilings, bay windows, deep skirting boards and large well proportioned accommodation. There are sea views across the Barmouth roof tops from the top floor and it is just minutes walk from the beach. It has a private ground floor entrance set back off the high street through a small gate.

There is a large lounge/diner, well equipped contemporary kitchen, 2 beautifully appointed bath/shower rooms with large walk in showers and one with free standing bath plus 3 spacious double bedrooms. It is fully double glazed with gas central heating.

The property is currently operating as a **SUCCESSFUL HOLIDAY RENTAL** making it an attractive investment opportunity as well as being a perfect coastal home and benefits from a long and flexible lease. Additionally, all the **ALL FURNITURE IS INCLUDED** ensuring a hassle-free transition for those looking to move in and start enjoying this beautiful space right away.

Conveniently located just minutes away from shops, restaurants, and the beach, this apartment offers the best of both worlds - vibrant resort town life and a serene coastal escape. There are lovely town views to the front down to the harbour and to the rear up to the stone cottages and their green gardens on the Rock. Whether you're looking for a permanent residence or a holiday home, this property ticks all the boxes. Don't miss out on the chance to make this stunning apartment your own slice of paradise in Barmouth.

- Renovated and refurbished spacious 3 bedroom maisonette
- Spacious rooms, high ceilings and bay windows within Victorian building
- Sea views from top floor
- Beautifully presented with contemporary style and design
- Two large bath/shower rooms, one with free standing bath
- Central location on High Street minutes from beach
- Long flexible lease with holiday letting permitted
- Currently operating as **HOLIDAY LET AND ALL FURNITURE INCLUDED**
- **NO ONWARD CHAIN**
- Private ground floor entrance



### **Entrance Hall**

A small gate from the high street leads to a walkway and the private ground floor front door opening to the entrance hallway where there is storage and also a utility area with plumbing and space for a washing machine. Steps lead up to the inner lobby and seating area.

### **Inner Lobby and Seating Area**

With wood effect laminate flooring, this large lobby has space for seating plus a useful under stairs cupboard. The hallway leads on to the breakfast kitchen and lounge/diner and the original staircase rises to the second floor.

### **Lounge/Diner**

A beautiful large and light room with triple windows to the front, one being a large bay. There are attractive views up and down the high street. There is space for a large dining table and chairs plus a seating areas in front of the bay and the wood panelled entertainment wall with recess for large TV and contemporary flame effect electric fire.

### **Breakfast Kitchen**

Well equipped with contemporary wall and floor units plus breakfast bar and stools. Having built in oven, microwave, hob with extractor over, fridge, freezer, dishwasher, and wine chiller. A window to the rear has an attractive outlook to the Rock and gardens behind.

### **Principal Bedroom**

On the second floor with triple windows including a large bay and having sea views across the Barmouth roof tops. A very large kingsized room with seating area in front of the bay and feature wood panelled wall behind the bed.

### **Bedroom 2**

On the first floor with triple aspect windows including a large bay with views down the high street towards the harbour. A very large king sized room with seating area in front of the bay and feature wood panelled wall behind the bed.

### **Bedroom 3**

Also on the second floor, configured as a twin with window to the rear having Rock and greenery views.

### **First Floor Shower Room**

With white suite comprising of large walk in shower, hand basin, low level WC, tiled floor, tiled walls, heated towel rail, recessed spotlights and window to the side.

### **Second Floor Bathroom**

With white suite comprising of large walk in shower, free standing bath, low level WC and hand basin in vanity unit. With tiled floor, tiled walls, heated towel rail, recessed spotlights and window to the rear.

### **Additional Information**

The property is fully double glazed with gas central heating. All contents will be included in the sale.

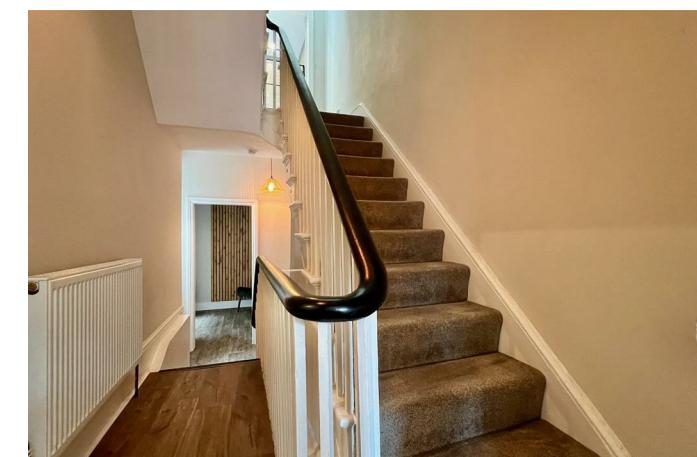
### **Tenure**

The property is leasehold and will be granted with a new long lease (999 years) which permits commercial holiday rentals.

Ground rent is peppercorn at £1 per annum and we understand the split of maintenance costs to be 2/3rd maisonette and 1/3rd to the commercial premises below. (Please ask agent for further details if required)

### **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 a bustling town centre with a range of shops and supermarkets and great places to eat and relax.

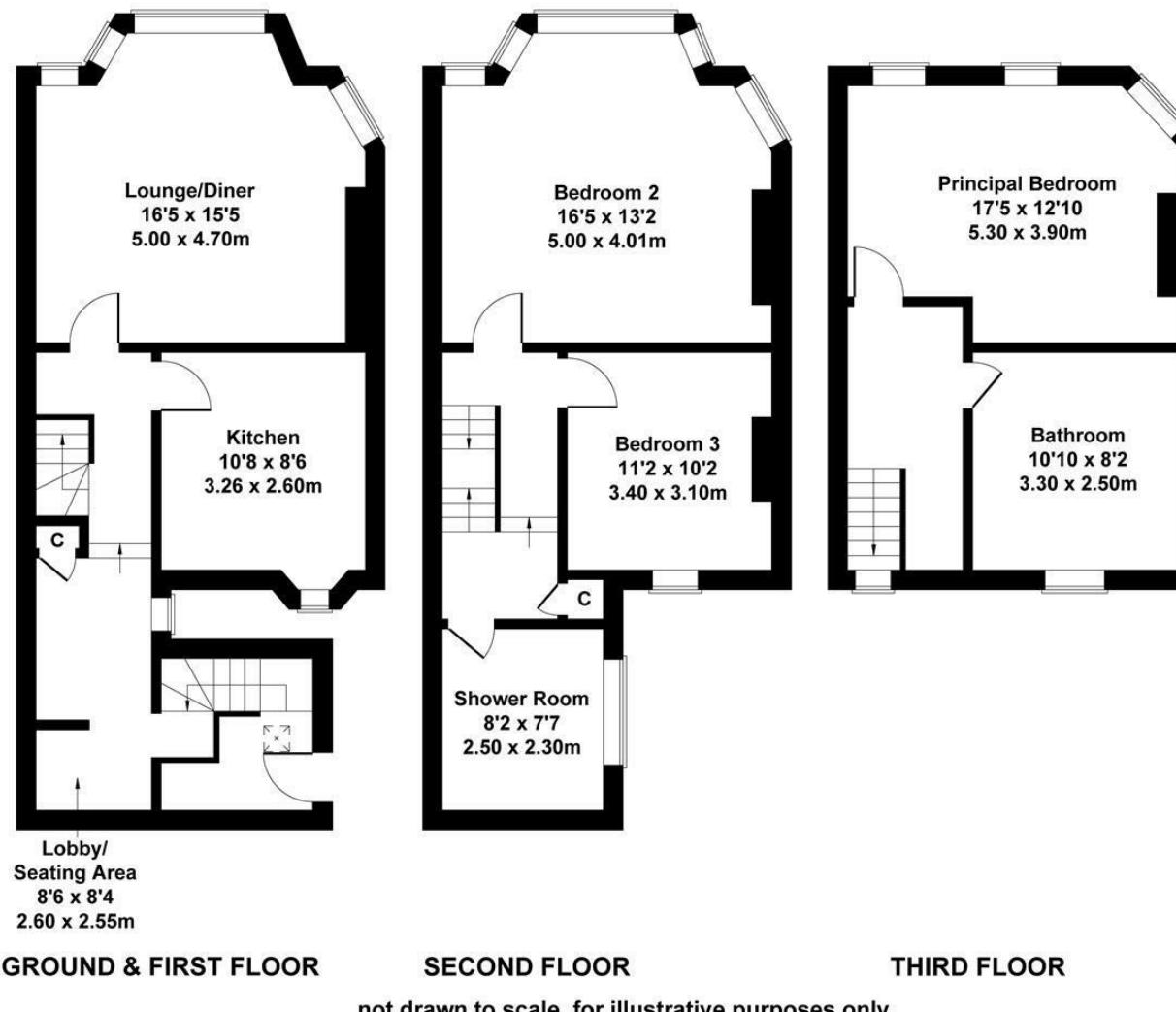
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.



# 1 Tyn Y Coed Buildings, High Street Barmouth, LL42 1DS

Approximate Gross Internal Area

1453 sq ft - 135 sq m



#### MONEY LAUNDERING REGULATIONS 2003

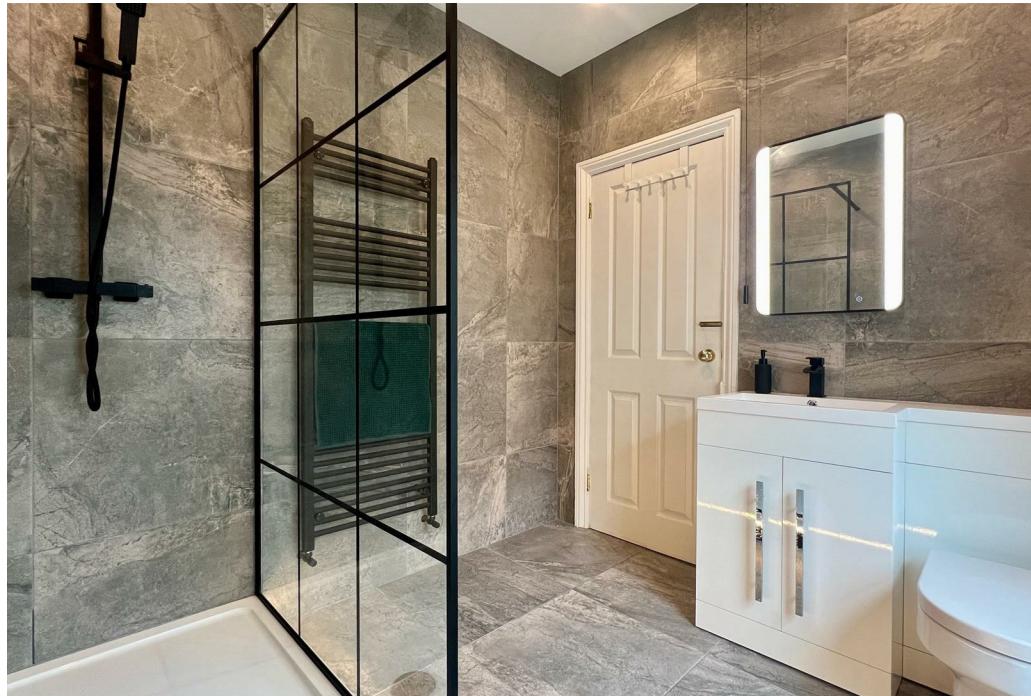
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### 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	Provision
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			





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)

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