



14 Cors Y Gedol

Barmouth | Merionethshire | LL42 1DP

£180,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

I4 Cors Y Gedol

Barmouth | Merionethshire | LL42 IDP

Located in the heart of High Street, Barmouth, this stunning penthouse apartment offers a truly exceptional living experience. The property boasts breathtaking views from the front that stretch beyond the mouth of the Mawddach estuary and across the sandy beach. There are hillside views to the rear. It also has a dedicated PARKING SPACE within a private gated carpark.

The lounge features a high vaulted ceiling with exposed timber beams resulting in a spacious and light room full of character with three windows providing elevated views towards the beach, Mawddach Estuary, Llwyngwril and beyond. There is a well equipped contemporary kitchen, two bedrooms (one with en-suite) and a family bathroom.

With central heating and double glazed sash style windows, this apartment ensures comfort all year round and benefits from a security entry phone system offering peace of mind and security for residents.

The communal areas are immaculate and the long lease further enhances the desirability of this apartment and notably, this property is one of only a few in the development which permits commercial holiday lettings (subject to planning).

In conclusion, this penthouse apartment in Barmouth is a rare find, offering a blend of comfort, style, and potential. Don't miss the chance to make this exceptional property your own and experience coastal living at its finest.

- Penthouse apartment with breathtaking sea views
- Parking space in gated car park
- 2 bedrooms one with en-suite
- Lounge with vaulted ceiling and exposed A frame beams
- Contemporary kitchen with integrated appliances
- Central heating and double glazing
- Long lease with allows commercial holiday letting (subject to planning)
- Very well presented and maintained
- Located on the High Street, minutes walk from beach
- NO ONWARD CHAIN



Communal Reception Area

Well maintained with security entry telephone system, private mail boxes, visitor's reception area and staircase rising to the 4th floor.

Private Entrance Hall

A private door from the 4th floor landing opens to the entrance hall for the apartment. There is a security entry telephone system and cupboard for central heating boiler.

Lounge

17'8" x 16'10" (5.41 x 5.15)

Incredibly attractive with high vaulted ceiling and exposed 'A' frame wooden beams. Three windows to the front provide breath taking elevated views towards the beach and out to sea over the mouth of the Mawddach Estuary and down the coast. There is a further security entry telephone and double doors open to the kitchen.

Kitchen/Diner

16'9" x 9'3" (5.12 x 2.82)

Contemporary and well equipped with sea views. There is a generous range of wall and base units, built in electric hob and oven with extractor over, integrated dishwasher, integrated washer/drier, integrated fridge and integrated freezer. With wood effect laminate flooring, wall cupboards with down lighting and recessed ceiling spotlights.

Principal Bedroom

18'1" x 10'6" (5.53 x 3.22)

A spacious double with hillside views, walk in wardrobe and door to en-suite shower room.

En-suite to Principal Bedroom

With white suite comprising of low level WC, hand basin and shower cubicle plus heated towel rail.

Bedroom 2

14'9" x 11'7" (4.52 x 3.54)

A second double with hillside views.

Bathroom

8'10" x 5'4" (2.70 x 1.63)

With white suite comprising of low level WC, bath with shower attachment, hand basin and heated towel rail.

Car Park

The apartment benefits from a dedicated parking space in secure gated private car park with electrically operated gate.

Additional Information

The property is connected to mains electricity, water and drainage. It benefits from full double glazing and central heating. The building is of special interest and is Grade II listed.

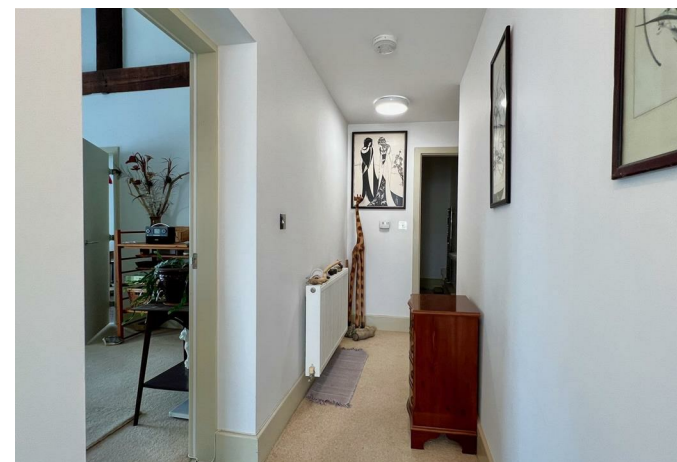
Tenure

The property is leasehold with a 999 year lease from 2007 (982 years remaining). Service charge for 2024 is £1,726 and ground rent £128.

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.

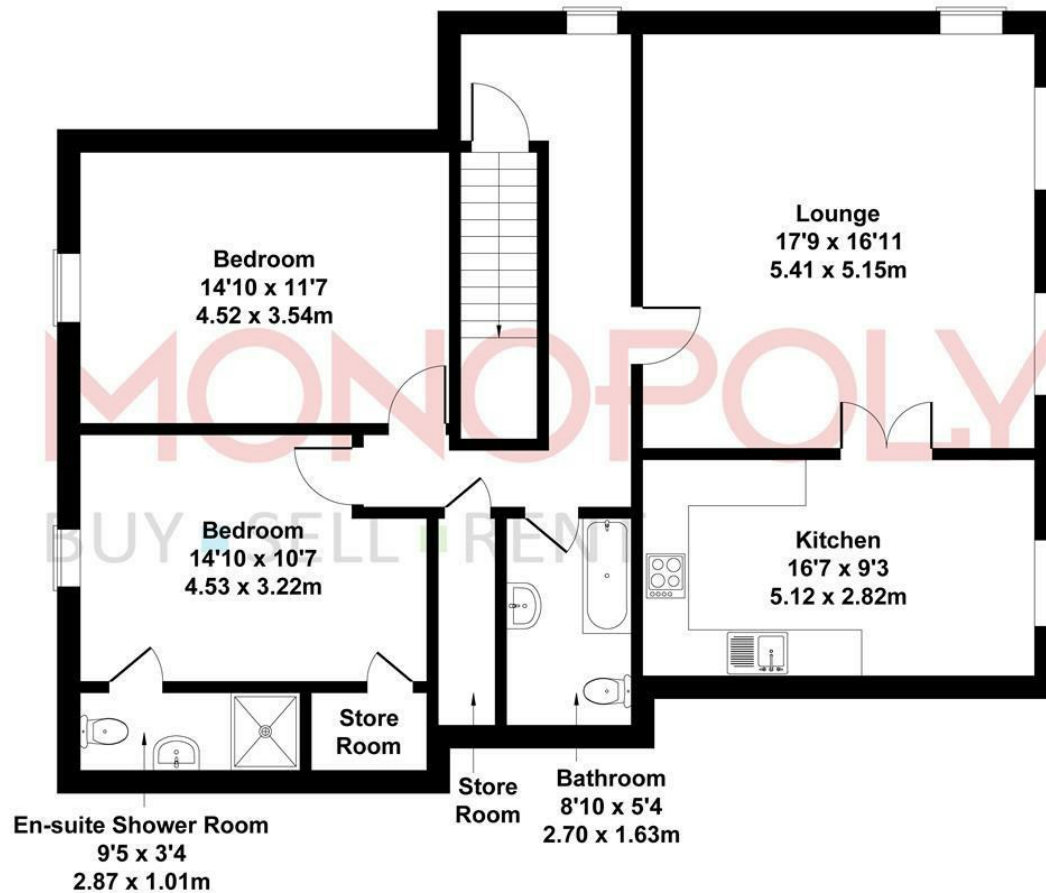
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





14, Cors Y Gedol Barmouth, Merionethshire, LL42 1DP

Approximate Gross Internal Area
1119 sq ft - 104 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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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