



## Beach House Basement Flat

Barmouth | LL42 1ND

£35,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

# Beach House Basement Flat

Barmouth | | LL42 1ND

A opportunity to purchase a complete renovation project. This one double bedroom basement flat is a stones throw away from the beach and has great potential for the right buyer.

The property is currently subject to a prohibition order due to water ingress and damp and requires a specific program of work to make inhabitable. It is therefore a CASH only purchase. Please contact our agents for more details on the prohibition notice and its contents.

- Basement flat complete renovation project
- One double bedroom, lounge, bathroom, kitchen and store room
- Private entrance
- Natural light from windows
- Lighting and power connected
- CASH only purchase, subject to prohibition notice
- Central location minutes from beach
- 125 year lease



**Private Entrance**

Steps lead to the private entrance door opening to an inner hallway with doors off to the accommodation

**Lounge**

10'8" × 9'2" (3.27 × 2.8)

With window to the front and tiled floor.

**Double Bedroom**

11'5" × 11'5" (3.49 × 3.48)

With window to the front and tiled floor.

**Kitchen**

13'4" × 5'6" (4.08 × 1.7)

Tiled floor, part tiled walls, window to hallway and space for units and appliances.

**Bathroom**

Tiled floor, part tiled walls, cupboard with water tank.

**Store Room**

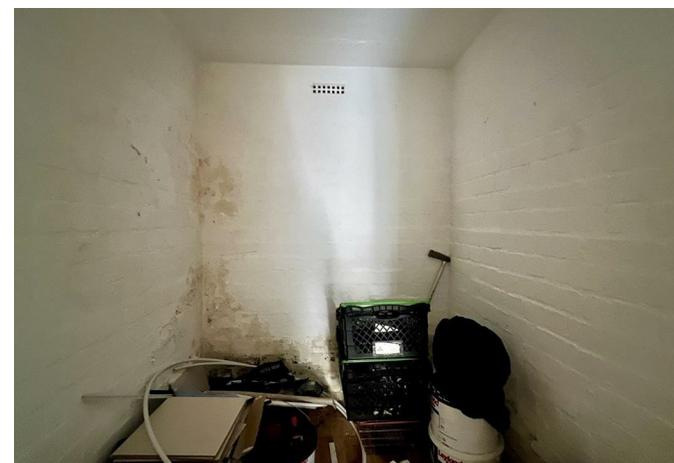
Useful store room with laminate floor.

**Tenure**

A 125 year lease will be granted from point of purchase.

**Additional Information**

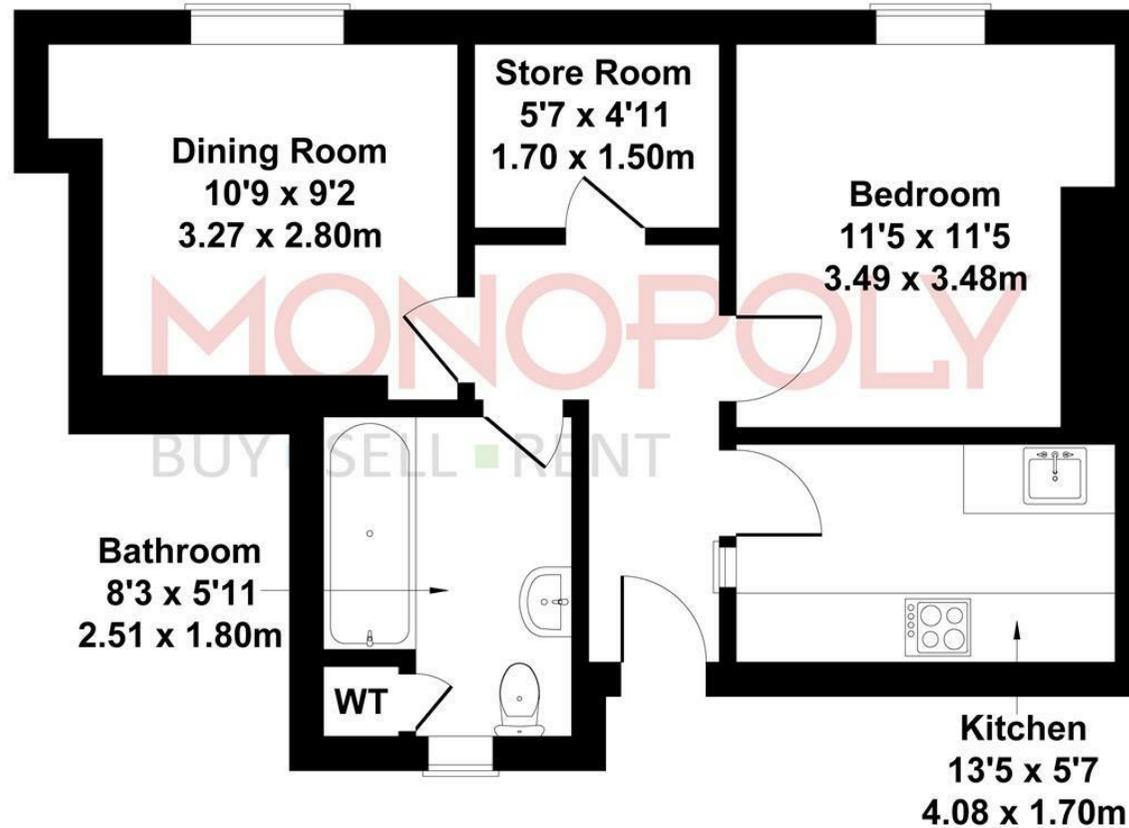
The property has water, power and lighting (currently disconnected). There are currently no other services connected.





# Basement Flat, Beach House

Approximate Gross Internal Area  
484 sq ft - 45 sq m



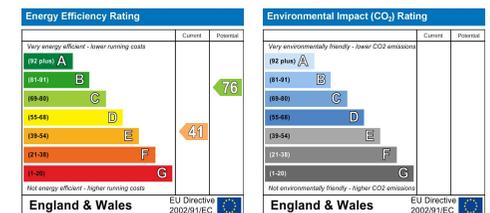
Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## 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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