



6

Barmouth | LL42 1HT

£80,000

MONOPOLY
BUY ■ SELL ■ RENT



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A ready made development project with the potential to create a 3 bedroom house with an integral garage, close to the promenade and beach.

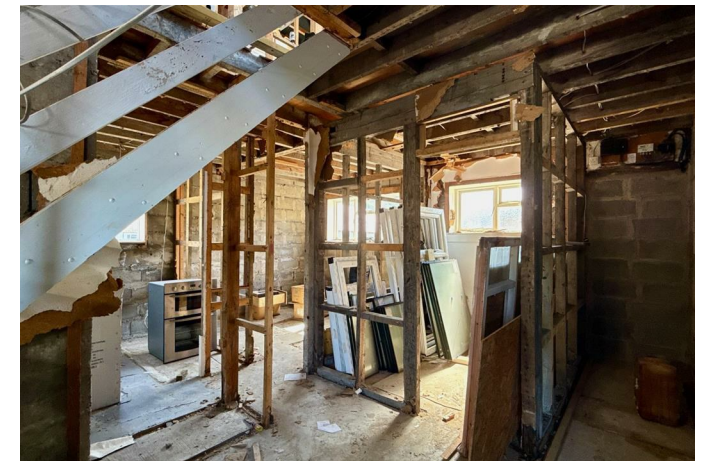
This small complex of properties was originally built close to the coast guards hut as a weekend retreat for sailors offering the facility of boat storage in the integral garage. Of single block construction and only suitable for cash purchasers.

The property has some sea, mountain and town views, a basement and large attic plus two storeys of accommodation and has access to a shared patio.

There is a concrete area to the front which residents use for car parking.

These properties on this small development do not come to market often and we strongly recommend booking an appointment to view before this opportunity has gone.

- Beachside complete renovation project, sold as seen, single block construction
- Spacious accommodation set over 3 floors, blank canvas
- Stone's through from beach with some sea views, minutes walk from high street
- Use of communal carpark
- Share of patio area
- Two storey accommodation plus basement and attic
- CASH ONLY PURCHASE
- Potential for integral garage
- Article 4 Class C3



Basement

27'7" (max) × 22'0" (8.43 (max) × 6.73)

With external door and window.

Ground Floor

27'7" (max) × 22'0" (8.43 (max) × 6.73)

L shaped room with triple aspect windows.

Staircase to first floor.

First Floor

25'6" (max) × 20'8" (7.79 (max) × 6.32)

L shaped room with triple aspect windows with sea, mountain views and town views. Ladder access to attic.

Attic

With sky light window.

Parking

To the front there is a parking area (not owned by the property) where there is off road parking available on a first come first served basis.

The property can be developed to include an integral garage.

Exterior

There is a small patio area shared with the neighbouring property

Additional Information

The property has connections for mains electricity, water and drainage.

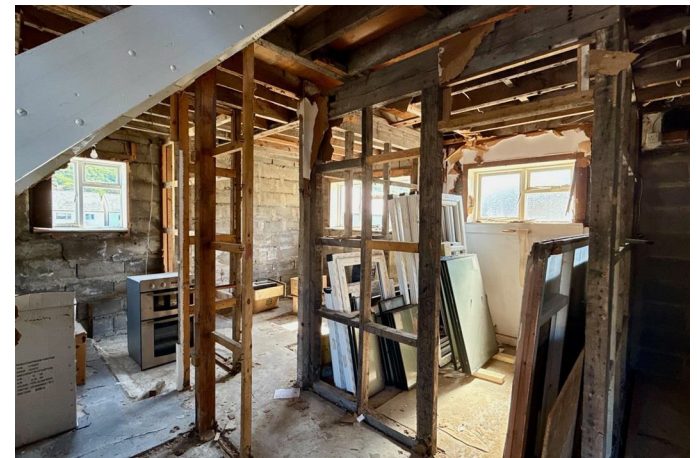
It is freehold and has an Article 4 class of C3.

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

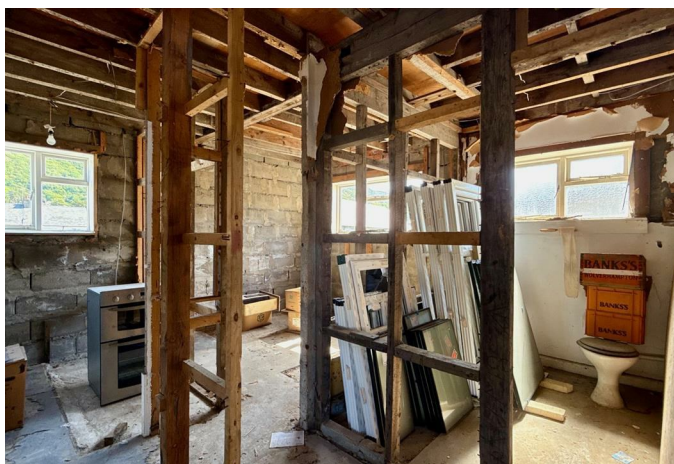
views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax.

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.



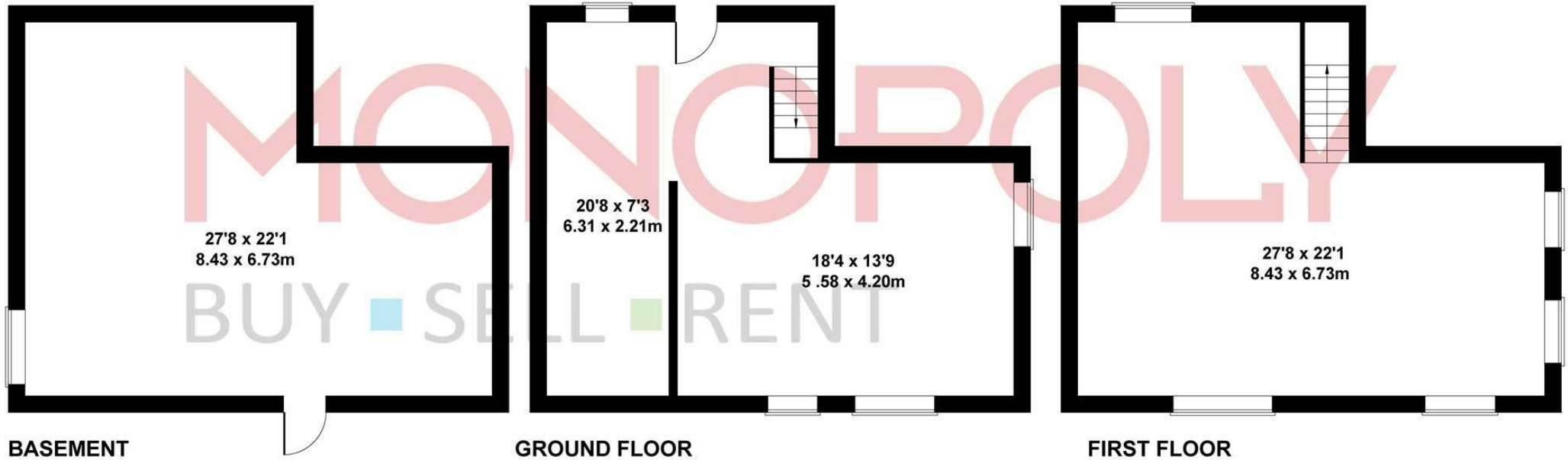






6 Pentre Bach

Approximate Gross Internal Area
1539 sq ft - 143 sq m

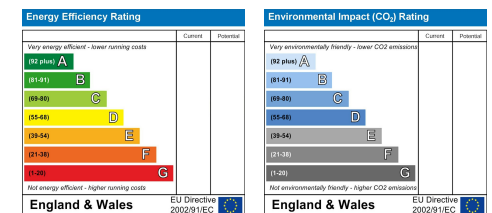


Not to Scale. Produced by The Plan Portal 2025
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MONEY LAUNDERING REGULATIONS 2003

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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