2 Koh-I-Noor

Barmouth | | LL42 1AU

£159,950

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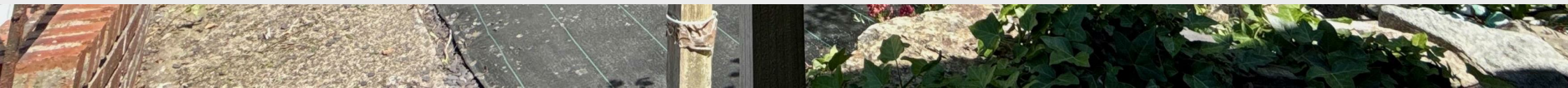

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Tucked away on the Rock on Dinas Oleu Road in the popular coastal town of Barmouth, this spacious three-bedroom semi-detached house offers a unique opportunity for both primary residence seekers and savvy investors. Set in a secluded position, the property has very easy access and is just minutes away from the bustling high street and the beautiful beach, making it an ideal location for those who appreciate the tranquillity of coastal living while still being close to local amenities and away from traffic.

This characterful home is spread over three floors, providing ample space for family living or entertaining guests. The large lounge is perfect for relaxation, while the spacious kitchen opens to the rear patio. The property boasts two patios perfect for children, pets and enjoying some sea views and fresh coastal air.

Three large bedrooms with space and potential to create additional study/bed 4/en-suite/dressing room etc.

While some upgrading to the decor is required it is priced accordingly and full of potential. The property has been recently rewired, and is double glazed and reroofed with gas central heating, ensuring that essential updates have been taken care of. This presents a fantastic opportunity for new owners to put their personal stamp on the home and truly make it their own.

With no onward chain, this property is ready for you to move in and start enjoying the coastal lifestyle that Barmouth has to offer. Whether you are looking for a family home or a lucrative investment, this house on the Rock is a must-see. Don't miss your chance to own a piece of this picturesque seaside town.

- 3 bedroomed stone built semi detached house
- 2 large external patios
- Sea glimpses and roof top and town views
- Secluded location on the Rock and minutes from high street and beach
- Rewired 2025, re-roofed 2019, fully double glazed with gas central heating. EPC D
- Internal decor in need of upgrade and priced accordingly
- Large lounge/diner
- 3 large bedrooms with potential and space to create study/en-suite/dressing room etc
- NO ONWARD CHAIN
- Article 4 Class C3 Primary residence and investment potential

Entrance Hall
With beamed ceiling, door off to lounge and stairs to the first floor.

Lounge/Diner
20'8" x 9'0" (6.31 x 2.75)
The large lounge/diner has dual aspect windows to front and rear patio gardens and some exposed stone walling plus alcove shelving. With wood effect laminate flooring and door to kitchen.

Kitchen
18'7" x 6'10" (5.68 x 2.09)
With a range of wall and base units, space for cooker with extractor over, stainless steel sink, space and plumbing for a washing machine or dishwasher and space for fridge freezer. Dual aspect windows look out to the front and to the rear patio and a door opens to the rear patio.

Bedroom 1
13'1" x 10'2" (3.99 x 3.12)
A large double with dual aspect windows with sea glimpses and town views.

Bedroom 2
14'1" x 10'1" (4.3 x 3.08)
A spacious bedroom on the second floor with archway and dual windows (one on either side of arch) with sea glimpses and town views. There is potential to create a further bedroom/study/en-suite/dressing room.

Bedroom 3
10'1" x 7'10" (3.09 x 2.41)
A third double with feature fireplace and window to the rear.

Bathroom
10'0" x 7'1" (3.07 x 2.17)
On the first floor with white suite comprising of bath with shower over, low level WC and hand basin. Vinyl floor and obscure window.

External
The property has two large patios. To the front there is an elevated seating area with views and a sunny aspect. A path leads to the rear where there is a further large patio with stone wall and rock backdrop and door to the kitchen.

Additional Information
The property is double glazed with gas central heating. It is connected to mains electricity, gas, water and drainage. It has been rewired in 2025 and was re-roofed approximately 5 years ago.

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.

Article 4
Article 4 Class C3 Primary residence and investment potential

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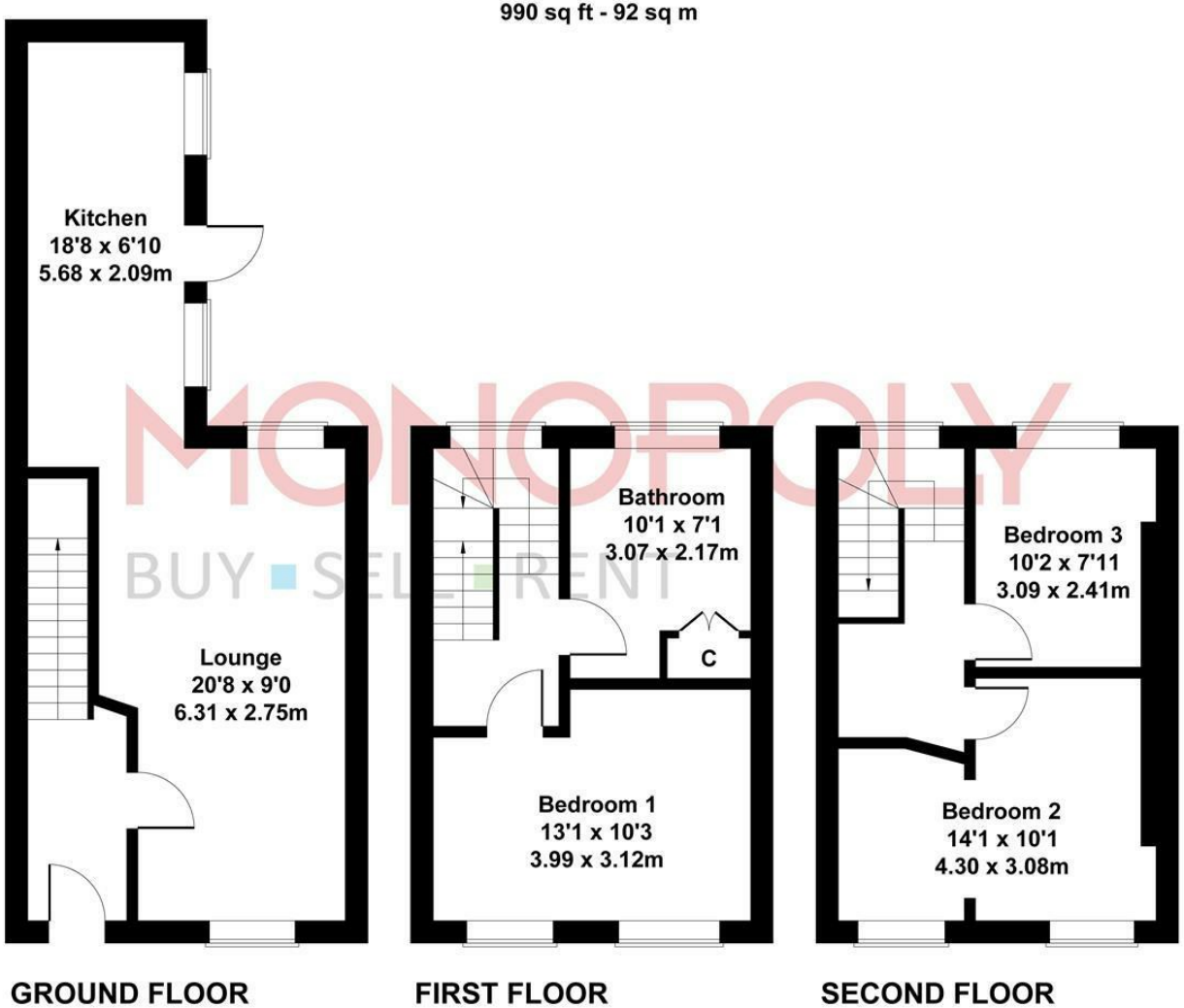
Approximate Gross Internal Area
990 sq ft - 92 sq m



MONOPOLY
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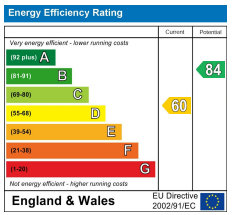
not drawn to scale, for indicative purposes only

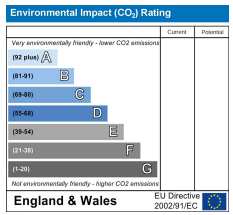
MONEY LAUNDERING REGULATIONS 2003

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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