1 Glanaber Terrace

Barmouth | | LL42 1EL

£225,000

MONOPOLY®
BUY ■ SELL ■ RENT

1 Glanaber Terrace

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Located in the sought after harbour area of Barmouth with fantastic estuary, mountain and viaduct views, this stone mid row house offers a perfect blend of traditional exterior character with a completely contemporary interior.

The exterior of this traditional stone-built home reflects the timeless appeal of the area, while the interior has been thoughtfully refurbished to meet modern living standards. The newly fitted kitchen and utility area, along with a stylish bathroom, provide all the conveniences one could desire. There are three double bedrooms and with fresh paint, new carpets and flooring enhance the inviting atmosphere, making it easy to move in and make it your own.

The stunning views of the estuary, sea, and mountains from this home are simply breathtaking and as the accommodation is spread over three floors, the layout is both practical and spacious.

The property is just minutes walk from the bustling high street, sandy beach and transport links.

With fully double-glazed windows and gas central heating, comfort is assured throughout the year. The property is offered with no onward chain, making it an attractive option for those looking to settle in this sought-after harbourside location.

- 3 bedroom refurbished stone cottage with incredible views
- Located in the sought after Harbour area with estuary, sea and mountain views
- Recently installed stylish kitchen, bathroom and utility room
- Large lounge/diner with bay window to front
- New carpets and flooring and freshly decorated, ready to move into
- Minutes walk from high street, beach and transport links
- Gas central heating with double glazing
- Over three floors with three double bedrooms
- NO ONWARD CHAIN

Lounge/Diner
22'2" x 12'0" (6.78 x 3.67)
A spacious light and airy lounge/diner with views to the mountains from the large bay window to the front. With freshly painted walls and a newly laid carpet.

With under stairs storage and stairs rising to the first floor. Door to kitchen.

Kitchen
12'2" x 7'4" (3.72 x 2.24)
A recently installed kitchen with stainless steel sink, built in oven with ceramic hob and extractor over. Newly laid herringbone pattern vinyl flooring. Window to the side and door to utility.

Utility
10'8" x 7'10" (3.26 x 2.39)
With space and plumbing for both washing machine and a tumble drier, space for fridge freezer, base unit with counter over and stainless steel sink. Newly laid herringbone style vinyl flooring, window to side and door to the courtyard and door to an alleyway that gives access to the road at the front.

Bedroom 1
12'5" x 11'0" (3.80 x 3.36)
A spacous double with fantastic views of the estuary, sea, Fairbourne spit and over to the mountains.

Bedroom 2
12'4" x 9'9" (3.78 x 2.99)
A further double bedroom with even more expansive views of the estuary, sea, Fairbourne spit and over to the mountains.

Bedroom 3
12'4" x 9'9" (3.78 x 2.99)
A third double with window to staircase and recess for wardrobe space.

Bathroom
8'11" x 5'9" (2.74 x 1.77)
Recently installed white suite comprising of bath with mixer shower over and glass screen. Handbasin in contemporary black vanity unit and low level WC. White shower walls, black heated towel rail, LED mirror and black fittings and details. Tile effect vinyl flooring.

Additional Information
The property is connected to mains electricity, gas, water and drainage. It is fully double glazed with gas central heating.

External
There is use of a small courtyard to the rear with space for bins etc.

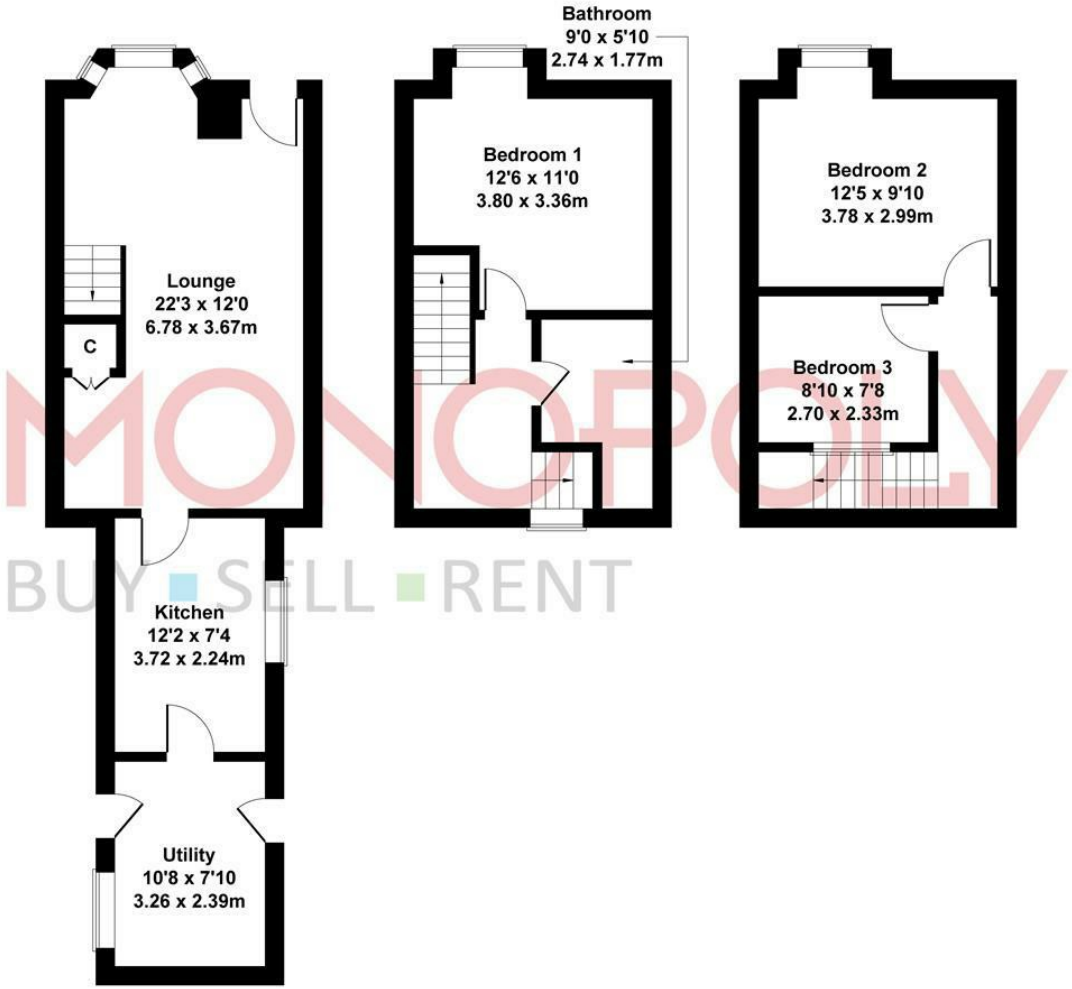
Barmouth and it Surrounds
Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breathtaking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a a bustling 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
The property has a classification of C3 - primary residence and can also be let on an Assured Shorthold Tenancy.

1 Glanaber Terrace, Barmouth

Approximate Gross Internal Area
1012 sq ft - 94 sq m



GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

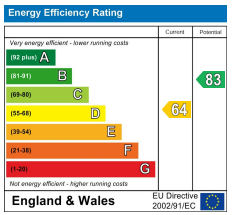
Not to Scale for illustrative purpose only

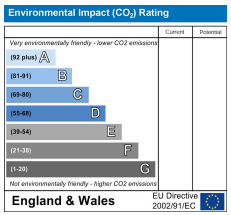
MONEY LAUNDERING REGULATIONS 2003

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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