



4 Porkington Terrace

Barmouth | Merionethshire | LL42 1LX

Offers In Excess Of £599,950

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Bod Idris offers an unbeatable opportunity to purchase a 4 storey freehold double fronted period property in an iconic location complete with income opportunity.

This delightful Freehold Victorian house (c1870) boasts not just one, but 3 SUPERB AND SPACIOUS APARTMENTS (all individual successful holiday lets), offering versatility and potential for various living arrangements. All 3 can be joined to create a "Townhouse by the Sea" with a letting opportunity to sleep 20.

The inclusion of a garage is a rare bonus for this location and there is a large terrace garden to the front.

This prime location offers stunning sea, estuary and majestic Cadair Idris views from all front facing rooms and the large terrace garden.

Victorian features abound including bay windows, ornate cornicing, decorative fireplaces, Minton tiles, high ceilings, stripped floorboards all coupled with modern kitchens, bathrooms and en-suites and is extremely well maintained and beautifully presented throughout.

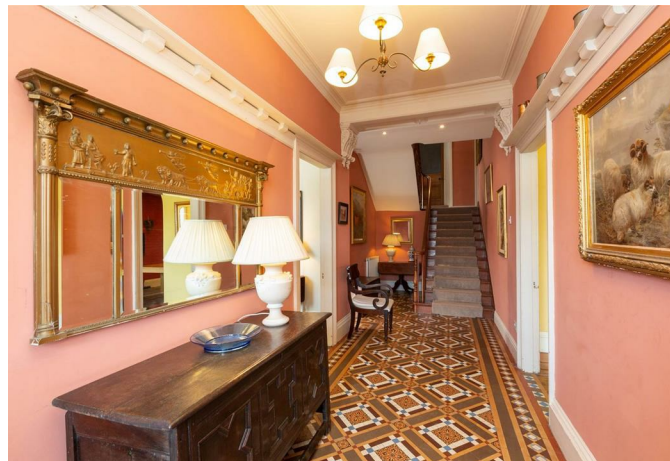
Perfectly positioned to enjoy the best of Barmouth's coastal lifestyle, located just minutes from the "secret beach" below, the Barmouth Pleasure Gardens, and a short stroll to the Quay, high street and train station.

Numerous walks are on the door step - both 'on the flat' by crossing Barmouth railway bridge and onwards towards Dolgellau along a disused railway line now opened as a cycle/pedestrian path known as the 'Mawddach Trail'. Alternatively, mountain routes above Barmouth, including the famous 'Panorama Walk' can be easily reached.

The stone terraces landscaped private gardens to the front boast plants, bushes and shrubs facing the wonderful view and a garage provides valuable storage and parking. Over the road are gated communal gardens for residents only, gifted by Lord Harlech, lovingly tended by keen gardeners for all residents to enjoy.

Bod Idris is perfect as a coastal home and/or for those looking for an established investment opportunity in a prime coastal location.

- **ICONIC LOCATION** - Historic Victorian property in iconic location with income opportunity
- **HOLIDAY RENTAL OPPORTUNITY** - 3 apartments with established holiday rental income
- **BREATHTAKING VIEWS** - sea, estuary, Barmouth bridge, Cadair mountain ranges
- **GARAGE** - A RARE BONUS - parking and storage
- **PERIOD FEATURES** - high ceilings, feature fireplaces, bay windows and more
- **TERRACE GARDENS** - private landscaped terrace gardens to the front
- **SECRET BEACH** - prime location opposite "secret beach", minutes walk to historic Quay and bustling high street
- **EXTREMELEY WELL MAINTAINED** - modern conveniences, en-suites, well equipped kitchens
- **FLEXIBLE ACCOMMODATION** - all apartments self contained or can be rejoined to one home
- **GAS CENTRAL HEATING** - individual boilers for each apartment



This spacious building was a much loved family home for many years and the three apartments have been cleverly designed to be recombined by adjoining doors into a single dwelling, alternatively each apartment can be completely self contained with private entrances.

Apartment 1

A maisonette occupying the ground and first floor with 3 reception rooms, large kitchen/diner, 4 double bedrooms. 2 with private en-suites and 2 with a share of en-suite and large rear store room. Featuring four bay windows with breathtaking views.

Apartment 2

To the second floor with private access to the rear and comprising of 3 double bedrooms, one with en-suite, family bathroom, kitchen, sitting room and additional cloakroom and of course the breathtaking views.

Apartment 3

On the top floor with private access to the rear, 3 double bedrooms (one with en-suite), large kitchen/diner and living room and family bathroom. The higher elevation provides even more spectacular views.

Exterior Terraces

The landscaped private gardens to the front are arranged in 2 tiers of stone terraces with plants, bushes and shrub facing the wonderful view.

Garage

To the front is a large garage with electric roller door power and lighting up and direct access from the road.

Additional Communal Gardens

There are large gated gardens on the other side of

the road opposite which are shared and maintained amongst all the residents of the Terrace and are for enjoyment of the residents only. These were gifted by Lord Harlech and are a riot of colour with seating.

Additional Information

The property is connected to mains electricity, gas, water and drainage.

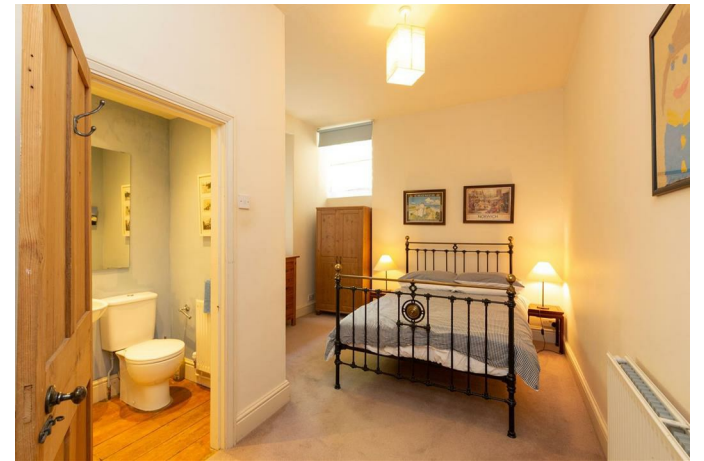
It is double glazed to the front elevation with gas central heating (each apartment has its own boiler).

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.









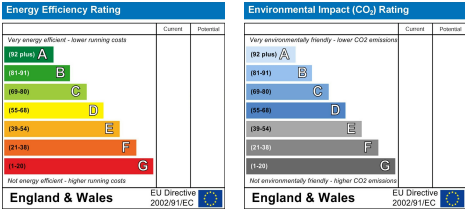


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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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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