



6

Barmouth | LL42 1PR

Offers In The Region Of £215,000

MONOPOLY
BUY ■ SELL ■ RENT



6

Barmouth | | LL42 IPR

An incredibly well presented and refurbished 3 bedroom ground floor apartment with garden in a handsome Victorian stone building, offering a contemporary living experience while retaining attractive traditional features.

This spacious ground floor apartment boasts three well-proportioned bedrooms and two contemporary bathrooms, making it an ideal home for families or those seeking extra space. The principal bedroom has both ensuite and a dressing room.

The beautifully presented lounge with large bay window flows seamlessly into a stylish refitted kitchen/diner with quartz worktops and integrated appliances. The utility area adds practicality to the layout.

The property benefits from gas central heating and double glazing, providing comfort and energy efficiency throughout the year. There is engineered oak flooring throughout the living spaces and slate flooring in the bathrooms.

One of the standout features of this home is the landscaped attractive garden, offering a private outdoor space to relax and unwind, totally self enclosed this is perfect for children and pets. The central yet quiet location in Victoria Place, means you are just a short stroll away from the bustling high street and the stunning beach, making it perfect for those who appreciate both convenience and leisure.

With on-road parking available, this property is not only ready to move into but also presents a unique opportunity to enjoy contemporary living in a historic setting. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress.

- SPACIOUS & CONTEMPORARY - 3 bedroom apartment by the sea
- GROUND FLOOR
- 3 BEDROOMS, 2 BATHROOMS - ensuite and dressing room to principal bedroom
- PREMIUM OUTSIDE SPACE - enclosed low maintenance attractive landscaped patio garden
- GRANITE WORKTOPS - kitchen/diner with integrated appliances plus utility room
- CHARACTERFUL - blending traditional features with modern living requirements
- REFURBISHED TO A VERY HIGH STANDARD - beautifully presented throughout
- CENTRAL HEATING AND DOUBLE GLAZING
- ON ROAD PARKING AVAILABLE - walking distance to high street, beach and transport links



Lounge

15'0" x 14'4" (4.58 x 4.37)

Beautifully presented with large bay window to the front having window seat and view of the park and front courtyard. Engineered oak flooring and feature fireplace with inset electric wood burning stove effect fire.

Kitchen/Diner

11'2" x 14'9" (3.42 x 4.51)

Contemporary refitted kitchen with a range of wall and base units with granite counter over. Integrated appliances including microwave and oven, 5 ring gas hob and extractor over and space for American style fridge freezer. Large very attractive built in wooden dining area with seating for 6 and storage, engineered oak flooring.

Utility Room/Entrance Porch

9'8" x 4'1" (2.97 x 1.27)

Having space and plumbing for a washing machine and a tumble drier. Slate flooring and stable door to garden and entrance gate.

Principle Bedroom

6'7" x 11'10" (2.03 x 3.62)

Benefitting engineered oak flooring and both a large walk in wardrobe/dressing room and an en- suite shower room.

En-Suite Principal Bedroom

6'7" x 4'1" (2.03 x 1.25)

With white suite comprising of double sized shower with drench attachment, hand basin in vanity unit and low level WC. Heated towel rail, vinyl flooring and obscure window.

Dressing Room Principal Bedroom

3'7" x 6'8" (1.1 x 2.05)

A spacious walk in wardrobe dressing room with light and plenty of storage space.

Bedroom 2

17'4" (max) x 7'8" (5.29 (max) x 2.36)

A generously sized double bedroom with window to the front, engineered oak flooring and large built in mirrored wardrobe.

Bedroom 3

10'11" x 8'0" (3.34 x 2.44)

A third double bedroom with window to the front, engineered oak flooring and integral wardrobe.

Family Bathroom

7'6" x 7'4" (2.31 x 2.25)

Well appointed with bath and shower over, hand basin in wood effect vanity unit, low level WC, slate flooring, heated towel rail and window to the side.

Exterior

To the rear is a very attractively landscaped low maintenance garden with pizza oven, stonewalling, patio with built in seating, artificial lawn, large storage shed, greenhouse and further storage area. A gate leads to the outside path.

To the front is a small gravelled courtyard.

Tenure

The property is leasehold with 999 years from 26th March 2014, all the owners have a share of the freehold.

The annual service charge is £600 per annum

Commercial holiday letting is permitted within the terms of the lease but will currently require planning permission from Gwynedd Council to allow this in accordance with Article 4 legislation. (please see Article 4 section below)

Residential lettings are allowed.





Article 4

The property is class C3 primary residence.

Article 4 Direction stipulates that planning consent is required for the following use:

-Change of use of a main residence (use class C3) into a second home (use class C5) or short-term holiday let (use class C6) and specific mixed uses;

-Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;

-Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.

Additional Information

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

Barmouth and it Surrrounds

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.

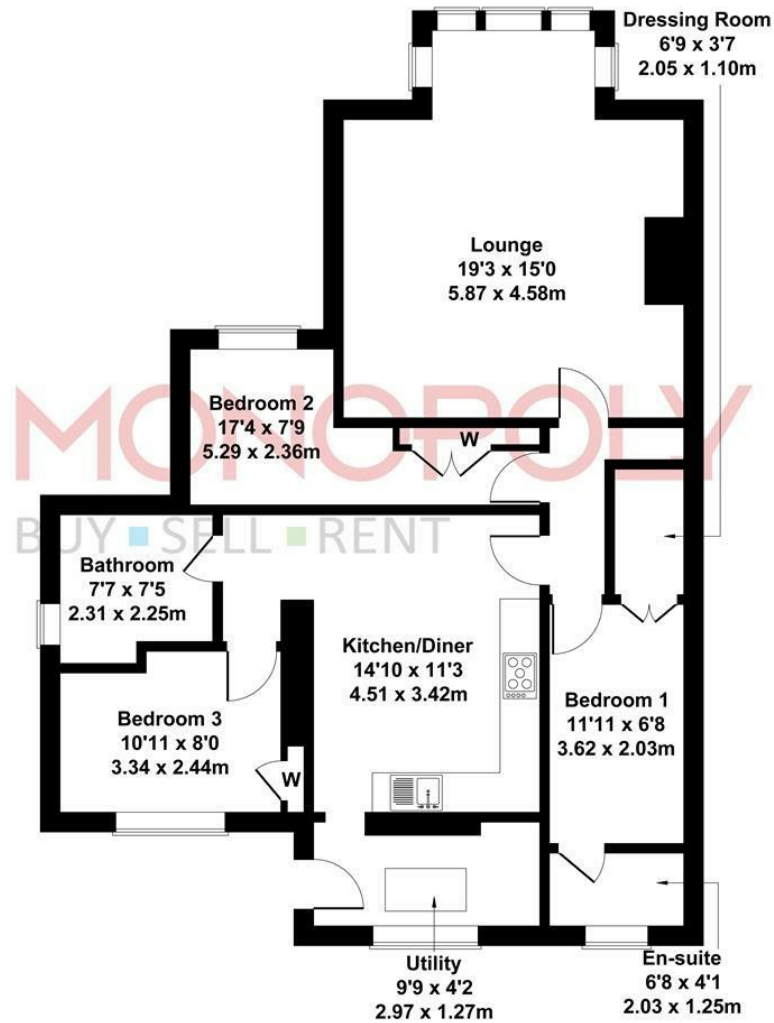






6 Victoria Place

Approximate Gross Internal Area
990 sq ft - 92 sq m



not drawn to scale, 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Future		Current	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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