



## Richmond Court

Barmouth | Merionethshire | LL42 1LP

£130,000

**MONOPOLY**<sup>®</sup>

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# Richmond Court

Barmouth | Merionethshire | LL42 1LP

Located in the heart of the bustling resort of Barmouth, this large three-bedroom leasehold apartment offers a blend of comfort and character. Situated on the third floor, the property boasts views of the harbour, sea, mountain and the vibrant town and is airy, spacious and full of light.

The apartment features a split-level kitchen and dining area, ideal for entertaining or enjoying family meals. The spacious lounge is filled with character, highlighted by exposed painted beams that add a touch of charm. Newly fitted carpets throughout enhance the warmth and appeal of the living spaces.

This property is fully double glazed, ensuring a cosy atmosphere year-round, and is equipped with gas central heating for added comfort. The convenience of a door intercom system provides an extra layer of security and ease of access. With no onward chain, this apartment is ready for you to move in and make it your own.

Located just minutes from the beach and close to all local amenities, including shops, transport links and of course the beach, this apartment is perfectly positioned for both relaxation and convenience. Whether you are looking for a permanent residence or investment this property offers an exceptional opportunity to enjoy coastal living in one of Wales' most beautiful towns.

- Spacious 3 bedroom 3rd floor apartment
- Heart of Barmouth location - minutes from beach, shops etc
- Mountain, harbour and town views
- Well proportioned rooms
- New carpets throughout
- Double glazed with gas central heating
- Split level kitchen/diner
- Exposed painted ceiling beams
- NO ONWARD CHAIN





### Communal Area

An internal staircase leads up to the private entrance door to the apartment and there is a door intercom system.

### Entrance Hall

With intercom door entry system, Leading to inner hallway with doors off to the main accommodation. This large space could be used as a home office/hobby room or a third bedroom with a partition wall installed for extra privacy.

### Living Room

17'0" × 11'5" (5.2 × 3.5)

A spacious room with mountain and harbour views, additional roof light window and painted beamed ceiling.

### Kitchen/Diner

19'8" × 6'9" (6 × 2.08)

A split level kitchen/diner with carpeted space for a dining table and chairs plus steps down to galley kitchen with a range of wall and base units, electric oven with hob over, space for fridge freezer, space for washing machine and attractive wall tiles. Slate effect laminate flooring, dual aspect windows plus roof light window.

### Bedroom 1

12'11" × 10'2" (3.95 × 3.1)

A good sized bedroom with roof light window.

### Bedroom 2

11'1" × 10'5" (3.4 × 3.2)

A further good sized double bedroom having dual aspect windows with mountain and harbour views plus additional roof light window.

### Bedroom 3/Home Office

10'9" × 9'6" (3.3 × 2.9)

This large space includes the entrance hall which can

be partitioned off to create a private third bedroom or left as is and used as a home office/hobby area. With window to the side looking over the town square.

### Bathroom

11'1" × 10'5" (3.4 × 3.2)

With slate effect tiled floor and walls, white suite comprising of bath with shower over, hand basin and low level WC. Cupboard housing Worcester boiler.

### Additional Information

The property is double glazed with gas central heating.

### Tenure

The property is leasehold with the balance of 999 year lease. Ground rent is £10 per annum & the service charge is split between the 6 flats for communal areas maintenance/cleaning but any building maintenance is also split with the additional 5 shops on the ground floor. Please note, pets are not allowed by the terms of the lease.

### Article 4

Class C3 - primary residence

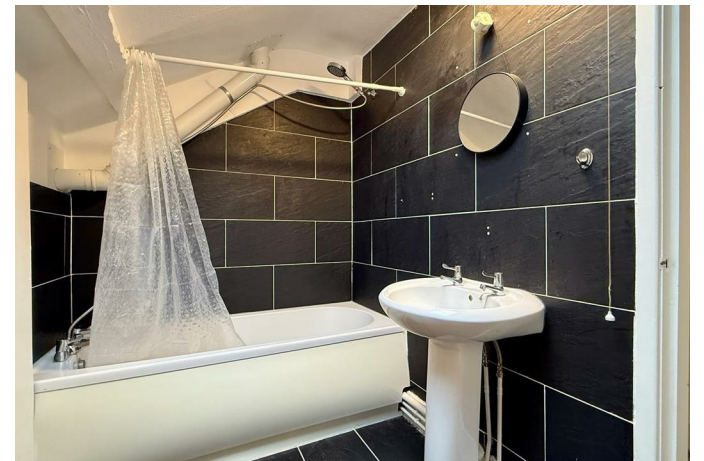
### Barmouth and its Surrounds

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.



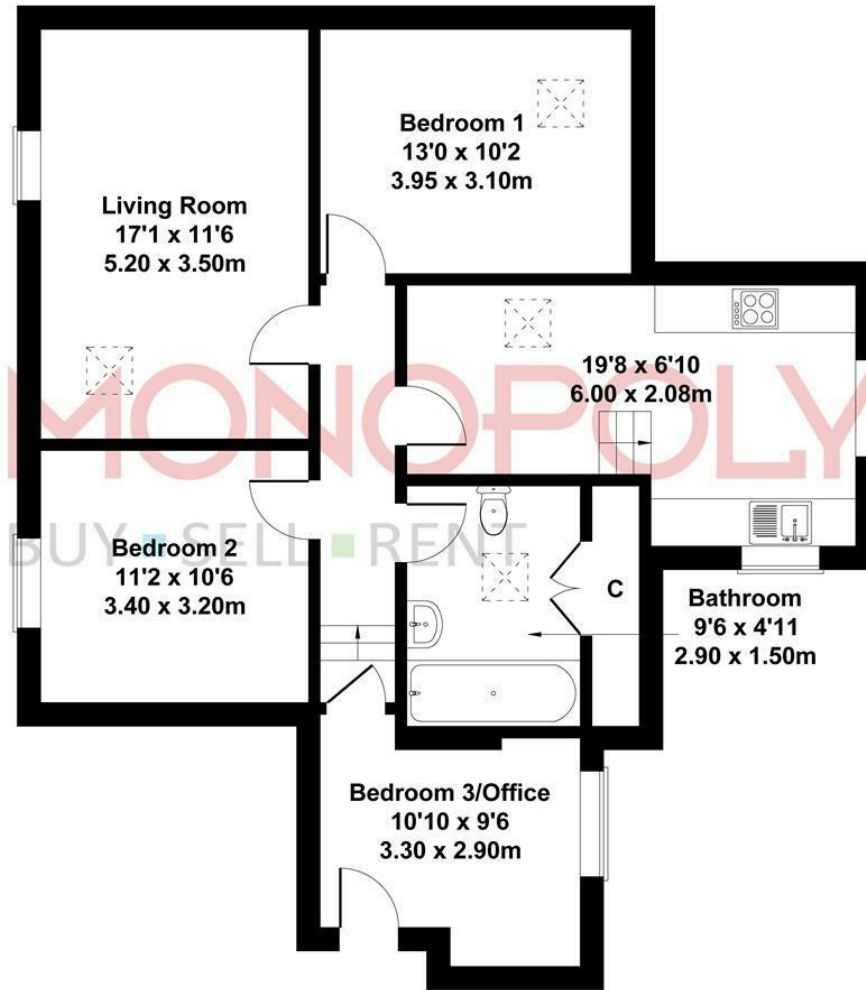






# Flat 5, Richmond Court

Approximate Gross Internal Area  
904 sq ft - 84 sq m

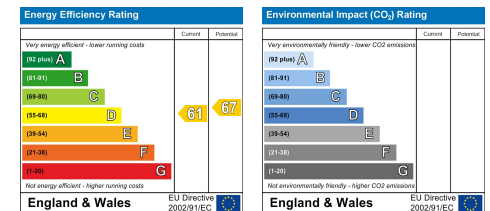


Not drawn to scale, for illustrative purposes only

## 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.













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