



Flat 3 No. 7 Porkington Terrace

Barmouth | LL42 1LX

£189,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

Flat 3 No. 7 Porkington

Barmouth | | LL42 1LX

A rare opportunity to purchase and renovate a 5 bedroom, 4 reception room maisonette in Porkington Terrace. Occupying the 2nd and 3rd floors of No.7 it is the freehold interest in the whole property that is being offered for sale (subject to the existing long leases of the ground and first floor flats) providing the new owners with the flexibility to create a stunning home, incredible holiday let or private holiday home

Porkington Terrace is famous for its 4 storey beautiful Victorian buildings (c1870) which have the most incredible panoramic views over Barmouth Bridge, the Mawddach Estuary and over to Cader Idris. Best seen from the famous Barmouth Bridge the grand houses stand facing above on Porkington Crescent with a backdrop of hills and a view of the waters in front.

In recent years, the majority of the houses on the terrace have undergone renovation and this is a unique opportunity to purchase such a spacious property in an iconic location (for many years a much loved family home) which now presents a blank canvas for new owners. Undoubtedly a project, but one which will reap rewards and is not to be missed.

Flat 3 is set over two floors and has the use of communal gardens across the road. On road parking is available and the property is connected to mains gas and is double glazed. It benefits from a recently installed contemporary shower room and separate WC.

- Rare renovation opportunity in sought after location
- 5 double bedroom, 4 reception freehold maisonette
- Holiday rental permitted
- Incredible panoramic views of Barmouth Bridge, Mawddach estuary and Cadar Idris
- Communal gardens
- Some lovely original features
- Renovation required
- On road parking available
- Minutes walk to Barmouth High Street and beach
- Recently installed shower room and separate WC



Entrance Hall

Flat 3 has a private entrance reached via a stone fire escape to the rear of the property. A door opens to the main entrance hallway. The large hallway has doors off to the reception rooms, a beautiful original staircase rises to the upper floor. There is a useful cupboard and door to WC/Cloakroom.

Living Room

13'5" x 14'5" (4.1 x 4.4)

With window to the front providing wonderful views of Barmouth Bridge, the Maddach Estuary and over to Cader Idris. There is a door connecting the dining room/reception 2.

Dining Room/ Reception 2

10'9" x 9'10" (3.3 x 3)

With door from hallway and also from lounge, there are more wonderful views from the window to the front.

Sitting Room/ Reception 3

11'9" x 13'5" (3.6 x 4.1)

The incredible views to the front continue in this spacious third reception room. There is a feature fireplace with gas fire.

Reception 4/ Office

13'1" x 10'5" (4 x 3.2)

With window to the rear over looking the rock face and up the hillside. There are exposed wooden floorboards and an original fireplace.

Breakfast Kitchen

14'5" x 11'5" (4.4 x 3.5)

With a range of wall and base units, sink and drainer and attractive original fireplace. There is space for a cooker, fridge freezer and space and plumbing for a washing machine. A window looks out to the rear.

WC

Recently installed with white suite comprising of low level WC and hand basin in vanity unit. There is a vinyl floor and part tiled walls.

Shower Room

6'2" x 3'11" (1.9 x 1.2)

Stairs rise to a half landing where there is a recently installed shower room. Comprising of white suite with electric shower in large enclosure, hand basin in vanity unit, heated towel rail and roof light window. With vinyl flooring and tiled walls.

Landing

Spacious with doors off to the 5 bedrooms on this floor.

Bedroom 1

13'5" x 9'10" (4.1 x 3)

To the front with roof light window, exposed floorboards and under eaves storage cupboard. There is some restricted headroom.

Bedroom 2

11'9" x 9'10" (3.6 x 3)

To the front with roof light window and exposed floorboards. There is some restricted headroom.

Bedroom 3

13'5" x 11'9" (4.1 x 3.6)

With roof light window to the rear. There is some restricted headroom.

Bedroom 4

15'5" x 11'5" (4.7 x 3.5)

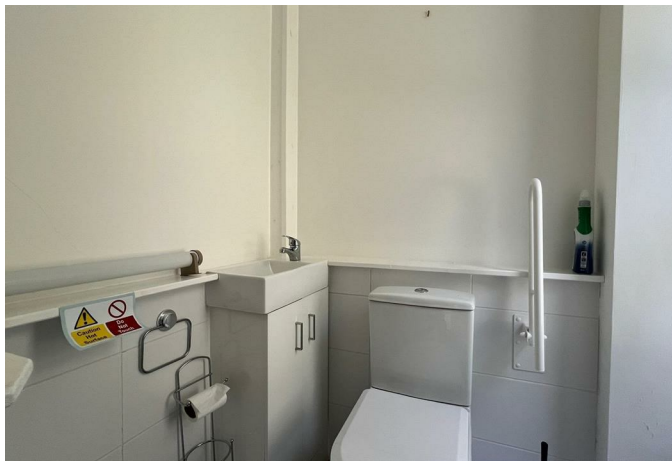
With roof light window to the rear. There is some restricted headroom.

Bedroom 5

10'9" x 10'2" (3.3 x 3.1)

To the front with roof light window and exposed floorboards. There is some restricted headroom.





Exterior

The property has a private entrance at the rear accessed via a stone fire escape. It has use of shared communal gardens across the road over looking the sea and bridge.

Additional Information

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

We are informed by the vendor that the ground rent for the leasehold flats is £20 per annum, there is no service charge but any agreed maintenance is split as follows: 40% to the maisonette Flat 3 and 30% per each other Flat (1 & 2).

Barmouth and its Surrounds

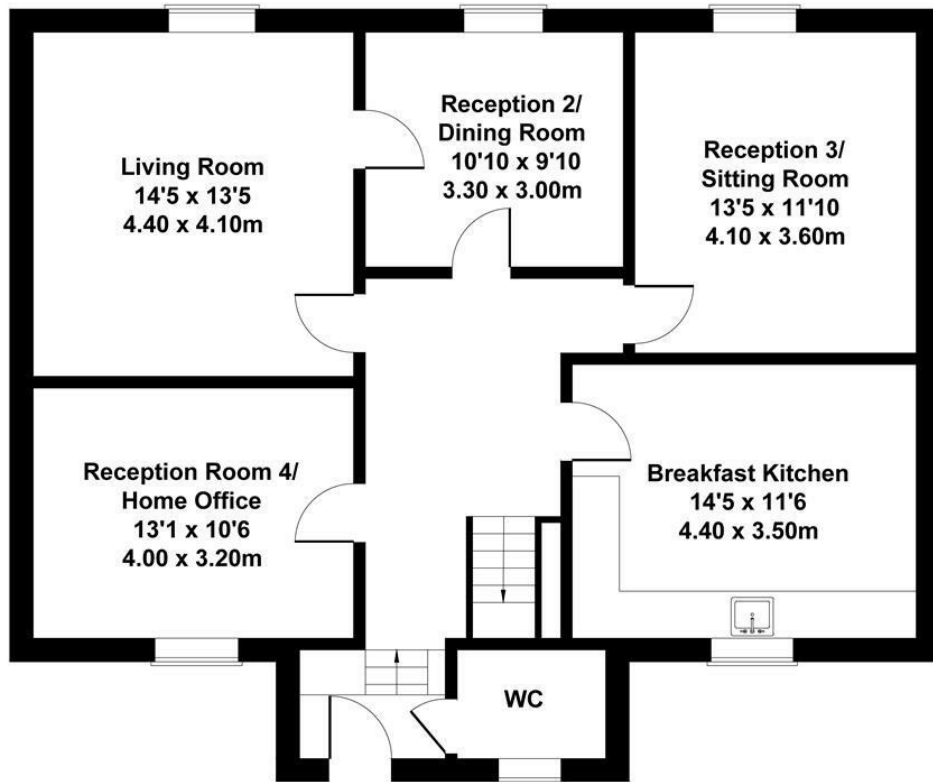
Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breathtaking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range 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.

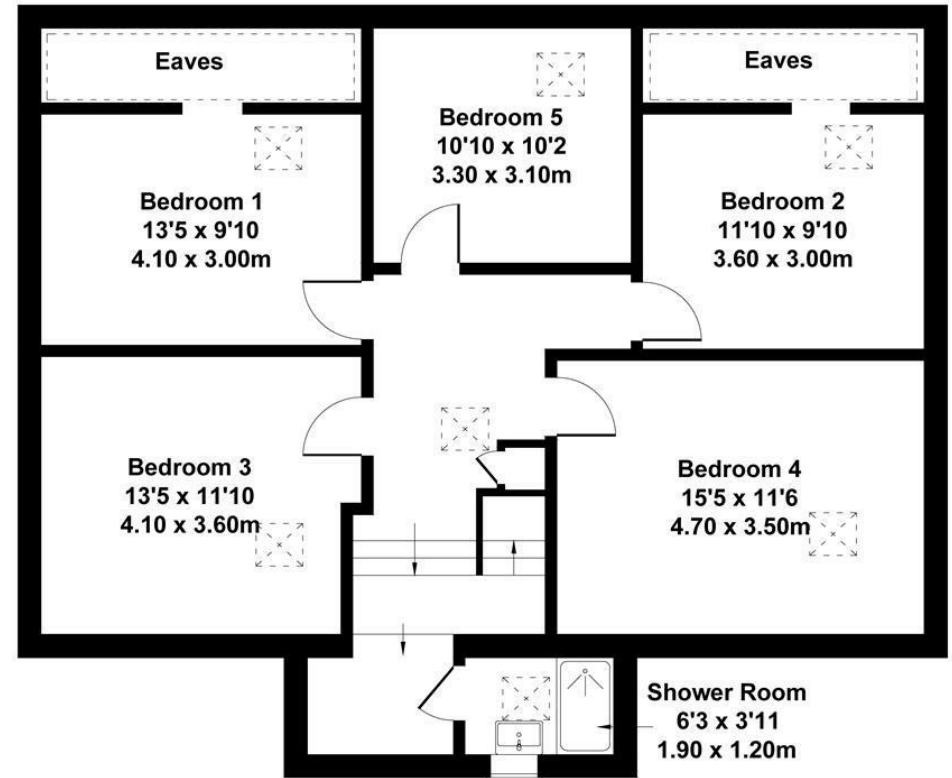


Flat 3 Porkington Terrace, Barmouth LL42 1LX

Approximate Gross Internal Area
1884 sq ft - 175 sq m



GROUND FLOOR



FIRST FLOOR

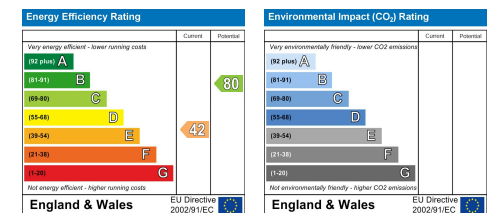
Not to Scale.
For Illustrative Purposes Only.

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.







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

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