



Barclays Chambers

Barmouth || LL42 1DU

£170,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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This beautifully presented first-floor apartment sits in a central location in the heart of Barmouth and is light and airy with high ceilings, bay windows and well proportioned rooms.

The apartment boasts three well-proportioned bedrooms, including two generous doubles and a single room that can easily serve as a home office. The large lounge, featuring an elegant bay window, invites natural light and provides a perfect space for relaxation. The well-equipped kitchen has room for table and chairs and the contemporary bathroom has a bath with shower over.

There are ever changing views down the High Street, up to the Rock and hills behind and even a sea view from the bedroom.

With gas central heating and full double-glazing it is warm and energy efficiency throughout the year. The high ceilings, deep skirting boards, and original wooden doors add to the charm and elegance of the space, making it truly feel like home.

Immaculately maintained and move-in ready, this apartment is situated within a well-kept building that houses only three apartments, ensuring a sense of privacy. With its central location, you will find yourself just a stone's throw away from local amenities, shops, and the beautiful coastline that Barmouth is renowned for.

This property is a rare find and presents an excellent opportunity for those seeking a stylish and comfortable home in a vibrant seaside town.

- 3 Bedroom beautifully presented first floor apartment
- Light and airy with high ceilings, bay windows and even a sea glimpse
- Large lounge with views over Barmouth high street up to the rock and hills behind
- Well equipped kitchen with space for table and chairs
- 2 double bedrooms and one single/home office
- Fully double glazed with gas central heating
- High Street location, minutes from the beach and transport links
- Contemporary bathroom with bath and shower over



Hallway

Steps to the side lead to a small communal hallway and private door to the apartment opening into a hallway with wood effect laminate flooring and doors off to the main accommodation.

Lounge

17'8" x 15'5" (into bay) (5.4 x 4.7 (into bay))

Light and airy, the large lounge benefits from dual windows one of which being a large bay with wood panelling and the other having a window seat. There are views up and down the High Street and a feature fireplace with pebble effect gas fire provides a cosy focal point. There is ample room for a dining table.

Breakfast Kitchen

11'9" x 10'2" (3.6 x 3.1)

With a range of wall and base units with counter over, contemporary tiled splash backs and built in oven plus gas hob. There is space and plumbing for both washing machine and tumble drier and space for a large fridge freezer. There are dual windows (one with window seat) providing views and light, wood effect laminate flooring and space for a table and chairs.

Bedroom 1

10'5" x 11'1" (3.2 x 3.4)

A large double peaceful room to the rear, with beautiful bay window with wooden panelling and sea and beach views. There is a small built in cupboard.

Bedroom 2

9'2" x 11'5" (2.8 x 3.5)

A further double to the rear with window to the side.

Bedroom 3

8'2" x 7'6" (2.5 x 2.3)

A single bedroom, which would also make a perfect home office or hobby room. With window to the side.

Bathroom

6'10" x 5'6" (2.1 x 1.7)

Well appointed contemporary bathroom with panelled bath and mixer shower over, hand basin and low level WC, heated towel rail and wood effect laminate flooring. Obscure window to the side.

Additional Information

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

Tenure

The property is leasehold and we understand has a lease of 125 years from 2005.

The lease prohibits commercial holiday letting but long term residential lets are allowed.

There is no annual service charge and any maintenance costs plus the buildings insurance is split between the 3 flats and the shop below. Buyers are advised to confirm lease details with their solicitor.

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.





Article 4

The property is classed as C3 Primary residence.

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

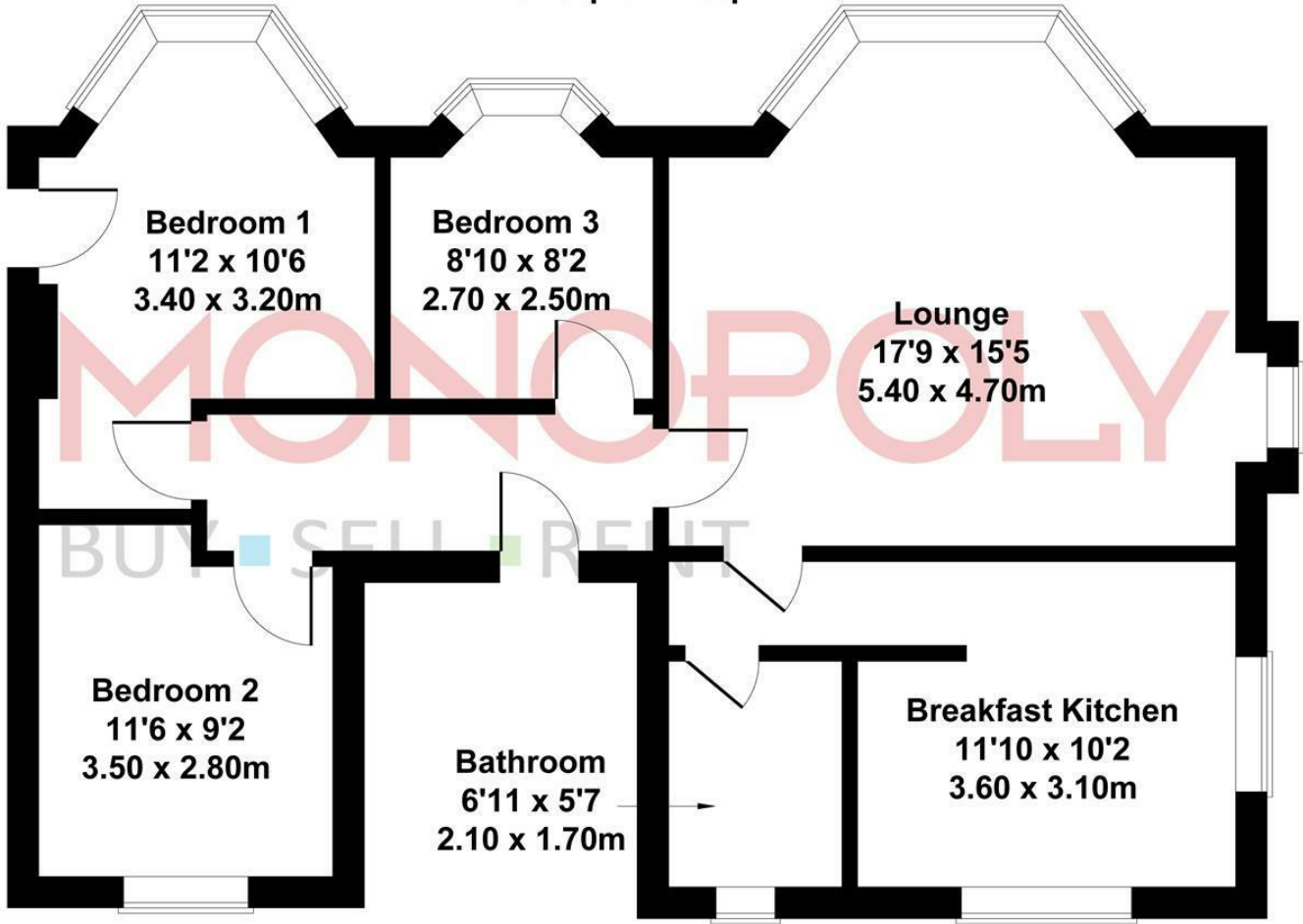
-Change of use of a main residence (use class C3) into a second home (use class C5) or short-term holiday let (use class C6) and specific mixed uses;

-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.

Flat 1 Barclays Chambers

Approximate Gross Internal Area
797 sq ft - 74 sq m

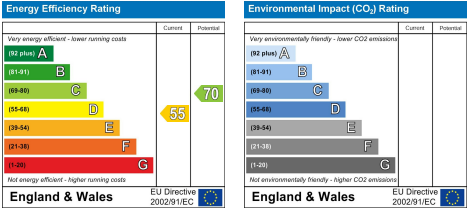


Not to scale for illustrative purposes only

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.



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