



15

Barmouth | LL42 1NA

£300,000

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# 15

## Barmouth | | LL42 1NA

In a prime beach front location on Marine Parade in Barmouth, this stunning Victorian townhouse offers an exceptional opportunity for those seeking a blend of classic elegance and modern comfort. With uninterrupted sea views, this impeccably maintained property boasts spacious and airy rooms across four generous floors, making it an ideal family home.

The house features five well-proportioned bedrooms, three inviting reception rooms, and three bathrooms, one conveniently located on each floor. The high ceilings and charming bay windows enhance the sense of space and light, while traditional Victorian features, such as feature fireplaces and stripped floorboards, add character and warmth throughout.

The stylish kitchen is designed for both functionality and aesthetics, seamlessly blending contemporary design with the home's historic charm. Gas central heating ensures a cosy atmosphere during the cooler months, while the courtyard garden provides a delightful outdoor space for relaxation and entertaining.

In addition there is approved planning permission for conversion to 3 flats. Please see Planning Ref: C05M/0061/00/LL

Situated just across the road from the beach, this property is perfect for those who enjoy coastal living. Additionally, it is only a short stroll to the vibrant high street, where you will find an array of shops, cafes, and transport links, making it easy to explore the surrounding area.

To the ground floor of this freehold building is a privately owned leasehold apartment complete with its own private entrance at the rear. (Not included in sale)

In summary, this exquisite Victorian townhouse on Marine Parade is a rare find, combining stunning sea views, spacious living, and a prime location. It is a must-see for anyone looking to embrace the beauty of Barmouth living.

- Beachfront Victorian Townhouse with uninterrupted sea views
- Immaculately and stylishly presented with accommodation over 4 floors
- Courtyard garden facing the sea
- 3 Reception room and 5 bedrooms
- 3 contemporary bathrooms with facilities on each floor
- Bursting with Victorian features including bay windows, high ceilings, feature fireplaces, cornicing, coving, Minton tiling
- Stylish Kitchen/diner - wonderful entertaining and living space
- Gas central heating
- On road parking available outside the property
- Planning permission granted to convert into 3 apartments. Planning Ref: C05M/0061/00/LL



### Entrance Hall

A stable door from the courtyard opens to a beautiful entrance hall with Minton tiles, ornate coricing, dado rail and the original wooden staircase rising to the first floor.

### First Floor

On the first floor are two reception rooms (drawing room and dining room), a butler's pantry plus double bedroom and shower room.

### Drawing Room

18'11" x 14'5" (5.78 x 4.40)

Spanning the width of the house with large bay window to the front having spectacular sea views. An additional window floods this room with light. This characterful room has a beautiful cast iron fireplace with carved wooden surround, built in cupboards on either side, original coving and wooden panelling.

### Dining Room

12'5" x 11'11" (3.80 x 3.65)

Connected via a large arch to the drawing room, with original coving and space for a large dining table and chairs. Provision has been made to convert this room to a kitchen if required.

### Butler's Pantry

Adjacent to the dining room with sink, worktop and wood effect laminate flooring.

### First Floor Bedroom

11'5" x 7'10" (3.48 x 2.4)

A double bedroom with 3 sash windows to two sides and views to the rear.

### First Floor Shower Room

8'10" x 6'6" (2.7 x 2)

With separate shower cubicle, low level WC and hand basin. Built in original cupboards, contemporary tiles, large obscure window to the side and vinyl floor.

### Second Floor

On the second floor is a large living room, kitchen/diner, pantry /store room, two bedrooms and shower room

### Living Room

14'9" x 12'3" (4.5 x 3.75)

Flooded with light and having expansive sea views through the large bay window to the front, this spacious room is semi open plan to the kitchen/diner and benefits from a feature cast iron fireplace with wooden surround. As you sit on the couch you can watch the waves roll in and feel like you're on the beach.

### Kitchen/Diner

12'7" x 11'7" (3.86 x 3.55)

Well equipped stylish kitchen with stripped floorboards and original coving, beautiful tiling and space for a long dining table and chairs.

There is a range of wall and base units, ceramic sink, electric oven and gas hob with extractor over, integrated appliances including fridge freezer, slim line dishwasher and washing machine.

Three steps lead down to the pantry.

### Pantry/Store Room

A useful pantry/store room adjacent to the kitchen with access to the landing also.

### Bedroom 2

11'4" x 7'10" (3.46 x 2.4)

A large double to the rear with dual aspect windows and stripped floorboards.

### Bedroom 3

10'9" x 6'2" (3.3 x 1.9)

A charming single to the front with expansive sea views and stripped floorboards.





### Second Floor Shower Room

8'6" x 6'6" (2.6 x 2.0)

Well appointed with shower cubicle, hand basin and low level WC. Attractive mosaic tiled floor, original built in cupboard, contemporary tiling and window to the side.

### Third Floor

On the top floor are two further double bedrooms and a shower room.

### Bedroom 4

19'0" x 11'9" (5.80 x 3.59)

A spectacular room spanning the width of the house and with dual aspect windows providing expansive sea views. A feature black Victorian fireplace, stripped floor boards and exposed painted beams add to the character and charm of this room at the top. Provision has been made to include a kitchen here if so required by a future owner.

### Bedroom 5

12'5" x 10'9" (3.8 x 3.3)

Last but by no means least, this spacious kingsize with window to the rear and views over to the Rock, has a pretty Victorian fireplace, stripped floorboards and exposed painted beam.

### Third Floor Shower Room

6'7" x 3'3" (2.02 x 1)

Servicing the two bedrooms on this floor with shower cubicle, low level WC, hand basin, stripped floorboards and contemporary tiles.

### Courtyard Garden

To the front is a charming sunny courtyard garden facing the sea and perfect for watching the world go by. With plenty of space for tables and chairs and pots of plants.

### Additional Information

The property is freehold and connected to mains electricity, gas, water and drainage. The property is predominately centrally heated with some rooms with electric heating to the top floor.

To the ground floor is a privately owned leasehold apartment with its own entrance to the rear. This is not included in the sale.

### Planning Permission

Planning Permission is approved for the conversion of the maisonette at the above location into 3 flats with work already started consisting of the removal of the walls between the two rooms at the front on the first and second floors. The work was completed and approved by Gwynedd Council building control.

Separate electrics have been provided to all floors with new consumer units. Sockets and water pipes for new kitchens (for future installation) have been provided on all floors. Gas connections are in place in the kitchen area on the first and second floors. The second floor kitchen has been fitted and is in use.

Please see Planning Ref: C05M/0061/00/LL

### 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.



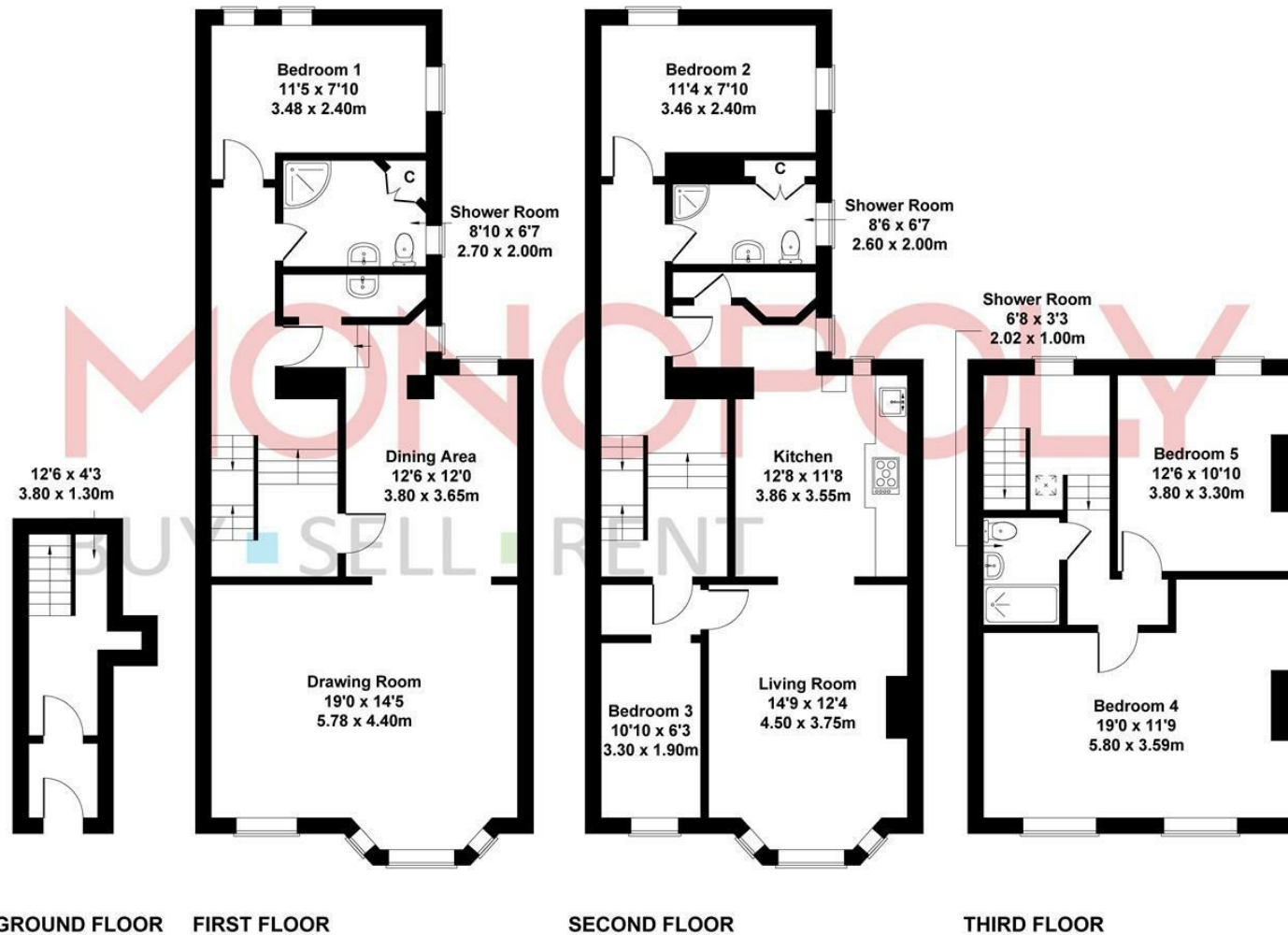
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





# 15 Marine Parade

Approximate Gross Internal Area  
2239 sq ft - 208 sq m



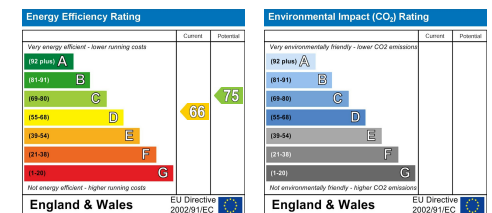
Not to Scale for Illustrative purpose only.

## 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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