



**Tom Parry**

Flat 1, Old Bank Buildings High Street, Barmouth, LL42 1DS

Offers in the region of £157,500

## Flat 1, Old Bank Buildings High Street, Barmouth, LL42 1DS

This is not just any 1 bedroom flat in Barmouth - it is THE 1 bedroom flat to purchase - whether as a main residence or holiday let accommodation this is the one!

The original building dating back to late 1800's was divided into 3 luxury flats in 2019 and Flat 1 is the ground floor option on sale. Located centrally in the most desirable quarter of Barmouth, the property is a successful blend of original features - a fire pole from the days it was used as a fire station - combined with contemporary styling. In addition to being cosmetically perfect the property benefits from a new central heating system, newly fitted carpets, superior noise barrier matting, complete re wire, modern kitchen and bathroom. As an added bonus rarely found in this location, the flat also boasts an external courtyard garden with rock backdrop - perfect for morning coffee.

The internal layout is desirably open plan. The large basement area offers flexibility and is suitable for a variety of uses ie home working space, hobby/craft area, or additional living/sleeping areas for visiting family and friends.

The most desirable flat - in the most desirable location - you are advised to book a viewing today!

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### ENTRANCE PORCH

Door leading to

### LOUNGE/KITCHEN/DINER

6.47 x 5.35 (21'2" x 17'6")

Large open plan area comprising stylish and contemporary kitchen fitted with a range of wall and base units including integrated oven and hob with extractor hood above, integrated slim line dishwasher, integrated fridge/freezer, space and plumbing for washing machine, space for tumble dryer, cupboard housing "Worcester Combi" boiler, laminate worktops - open to dining area to the side and lounge to front with large windows fitted with smart blinds, 2 radiators, fitted carpet, doors leading to

### BEDROOM 1

3.9 x 3.5 (12'9" x 11'5")

Laminate flooring, radiator, patio doors leading to rear outside courtyard

### BATHROOM

3.93 x 1.9 (12'10" x 6'2")

Fitted with desirable and elegant suite comprising roll top bath with chrome legs, separate fully tiled shower enclosure, low level w.c. , wash hand basin, heated towel rail, obscured windows to rear with tiled sill

### LOCATION

The property is located in the most desirable quarter of the classic seaside resort of Barmouth "where the mountains meet the sea" Residents can lose themselves in the rugged landscapes of Snowdonia National Park or stroll along the quaint streets lined with colourful shops, restaurants and cafes. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond. Whether it's hiking, beachcombing, or simply soaking in the tranquil atmosphere, Barmouth is timeless and captivating place to live.

### BASEMENT

6.17 x 4.00 (20'2" x 13'1")

Stairs from lounge lead to lower ground floor basement providing a large useful flexible space, suitable for a variety of uses, with modern lighting, radiator and fitted carpet

### EXTERNAL

To the rear of the property is a small enclosed garden, laid with artificial grass for low maintenance. The rock backdrop is beautiful and morning coffee or evening G & T here would be perfect! A pathway leads to the side of the property onto the high street of Barmouth.

### SERVICES

Mains water, drainage, electricity and gas

### ADDITIONAL INFORMATION

The freehold of the building, which is divided into 3 flats, is owned equally by all apartments who have set up and manage their own maintenance company. Gwynedd Council Tax Band A

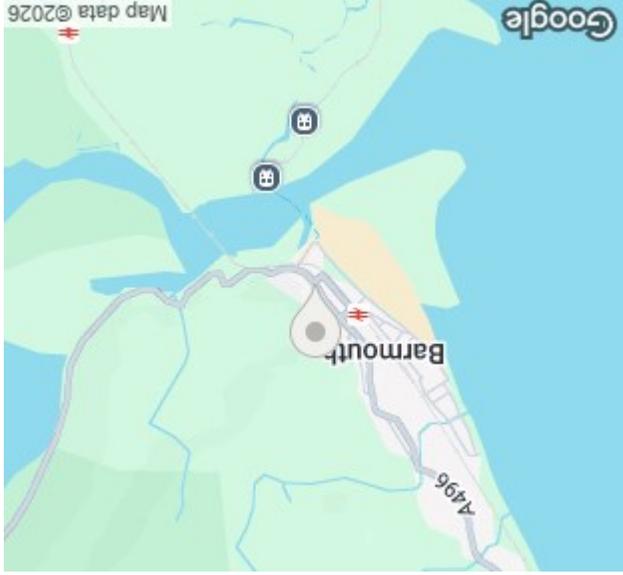






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



<p>Energy rating</p>	<p>Ground Floor Flat Old Bank Buildings High Street BARMOUTH LL42 1DS</p>
	<p>Valid until 5 February 2030 Certificate number 8002-8945-0222-6307-6203</p>

<p>Property type Basement flat</p>	<p>Total floor area 77 square metres</p>
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