



## Manchester House

Barmouth | LL42 1EG

£295,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT





# Manchester House

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Happy Acres is a beautifully presented three-bedroom FREEHOLD maisonette recently refurbished to an exceptionally high standard, the property boasts an impressive blend of modern comforts and traditional features, including exposed stonework and beautiful beams that add to its character, period radiators and solid oak doors add to the charm.

One of the many outstanding features is the outside space. A large terrace provides a sunny enclosed PRIVATE RAISED GARDEN and a lower level terrace provides storage for bikes, surf boards, beach paraphernalia etc and access directly to the high street.

The spacious and inviting lounge with exposed stone work is perfect for relaxation or entertaining guests. The large contemporary kitchen is well equipped and in addition there is a utility room.

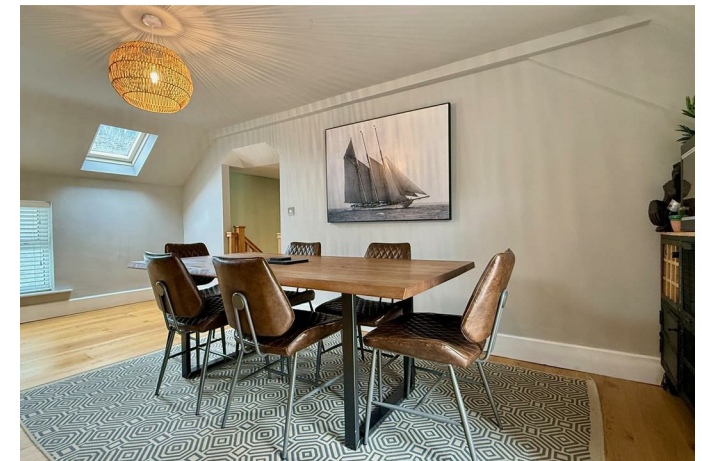
The maisonette features three generously sized double bedrooms, ensuring plenty of room for family or guests. With gas central heating and double glazing throughout, you can enjoy a warm and comfortable environment all year round.

With its central location, you will find yourself just a stone's throw away from local amenities, shops, the picturesque harbour 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.

This property is offered with no onward chain, making it an ideal choice for a main residence, a second home, or a holiday rental investment. With its prime location and stunning features, this maisonette is a rare find in the heart of Barmouth. Don't miss the chance to make this remarkable property your own.

- 3 bedroom FREEHOLD maisonette
- Large raised sunny terraced garden plus ground floor courtyard with private ground floor entrance
- Refurbished to an extremely high standard and beautifully presented
- Newly fitted large well equipped kitchen plus separate utility
- Contemporary finish blended with exposed stone walling and ceiling beams
- Open plan lounge/dining room with French doors to patio
- Fully double glazed with gas central heating
- Central location in popular seaside resort
- Perfect coastal home, private seaside retreat or holiday rental potential
- NO ONWARD CHAIN



### Hallway

A private lockable gate opens to the lower courtyard where the entrance door leads to the hallway with slate and tiled floor, exposed ceiling beams, door off to bedroom 3 and stairs rising to the first floor.

### Lounge/Diner Room

24'6" x 18'4" (7.47 x 5.6)

An oak staircase leads to the stylish open plan living space with oak flooring, stone fireplace (not in use) and French doors opening to the terrace upper garden. Dual aspect views provide views of the garden and Barmouth high street. In addition roof light windows flood the room with natural light.

### Kitchen

10'10" x 16'4" (3.31 x 5.00)

A oak staircase leads down to the well equipped refitted contemporary kitchen with a range of wall and base units with solid oak worktops including a breakfast bar with stools. Benefitting from an integrated dishwasher, ceramic sink and drainer, space for American style Fridge Freezer, space for range style cooker with gas hob and attractive slate tile effect click flooring. Contemporary tiled splash backs and deep window sills.

### Bedroom 1

11'8" x 18'4" (3.56 x 5.6)

A super king sized bedroom with views to the high street.

### Bedroom 2

12'5" x 13'7" (3.81 x 4.15)

A king sized bedroom with large built in cupboard and views to the high street.

### Bedroom 3

11'7" x 10'9" (3.55 x 3.3)

A double room with feature stone wall, exposed ceiling beam and views to the high street.

### Bathroom

9'3" x 6'7" (2.82 x 2.02)

Beautifully appointed with white suite comprising of bath, walk in shower with drench attachment, hand basin and WC. Tiled floor, part tiled walls and heated towel rail

### Cloakroom/WC

4'4" x 3'1" (1.34 x 0.94)

Additional WC plus hand basin.

### Utility Room

8'6" x 8'11" (2.6 x 2.73)

The useful utility room benefits from slate flooring, base units with counter over plus sink and drainer. With space and plumbing for washing machine and tumble dryer and window to the side.

### Exterior

The outside space is a real stand out feature. At ground level there is a lockable wooden entrance gate leading to a porcelain tiled courtyard with door to property and surrounded by high stone walling. Stone steps rising to the upper patio. There is space for a large lockable storage box.

The large upper patio can be reached by the steps from the courtyard and the French doors from the living room. This large patio has a very sunny aspect and an attractive outlook to the Rock.

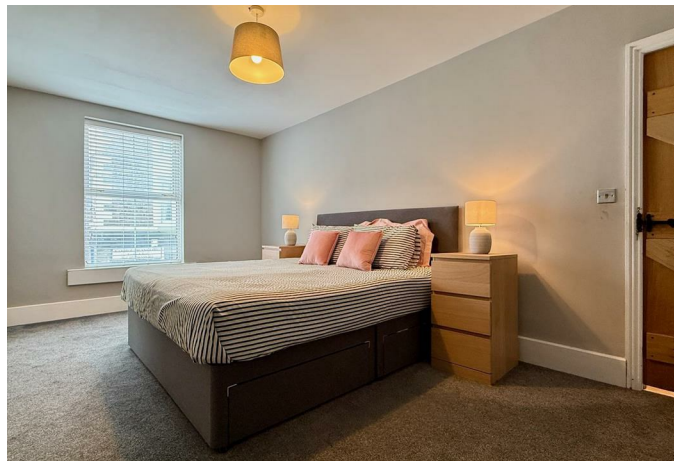
### Additional Information

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

### Tenure

The property is freehold and the freehold includes the shop below for which there is a lease in place and is under separate ownership.





### **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.

### **Disclaimer**

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 cooperation 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 details must therefore be taken as a guide only.







# Flat, Manchester House

Approximate Gross Internal Area  
1539 sq ft - 143 sq m



**GROUND FLOOR**

**FIRST FLOOR**

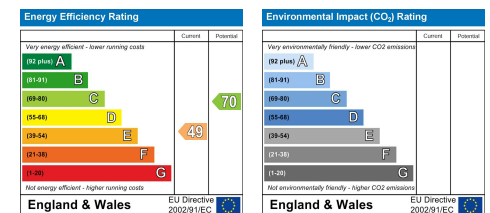
Not to scale for illustrative purpose Only

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