



Flat 3

| Barmouth | | LL42 1ET

£130,0

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An exclusive 2 bedroom apartment in the sought after quayside location with stunning views over the estuary, Barmouth Bridge, the historic harbour, Cader Idris and mountains beyond.

This 3rd floor (top floor) 2 bedroom flat has absolutely superb views as well as an unbeatable location in the heart of Barmouth right in the thick of the action on the quay amongst the restaurants and cafes and just around the corner from one of the most beautiful golden sandy beaches in North Wales.

Above the hustle and bustle, this is the ideal spot to watch the world go by in the peace and quiet of your own home. Just at the bottom of the staircase await all the amenities that this busy harbour resort has to offer.

The apartment benefits from gas central heating and full double glazing. It has a lounge, kitchen, 2 bedrooms and bathroom. In addition there is a further area which is ideal for use as a dining area or home office.

It is being sold with the benefit of a long lease and NO ONWARD CHAIN.

- 3rd floor apartment in Victorian building with an incredible location and superb views
- Large lounge window with Harbour, estuary, Barmouth bridge and Cader Idris views
- Located in the historic and quaint Harbour area in the heart of Barmouth round the corner from the sandy beach
- Semi open plan lounge/kitchen
- 2 bedrooms, one with stunning views plus additional study or dining area
- Fully double glazed with gas central heating
- Rear external staircase to private entrance door
- Energy Efficient EPC score of C (75)
- **PERFECT COASTAL HOME, PRIVATE HOLIDAY HOME or HOLIDAY LET - NO ONWARD CHAIN**
- Long lease and flexible lease balance of 999 years



Stairs and Entrance Door

To the side of the building is a metal staircase (fire escape) rising up to the third floor and private entrance for the apartment. There is a little outside space at the top of this staircase where it is possible to sit and grow pot plants etc.

Hallway

The private entrance door opens to a hallway with oak effect laminate flooring, emergency lighting, radiator, boiler/utility cupboard - containing the combi gas fired boiler, and also having space and plumbing for a washing machine

Lounge

10'11" x 13'0" (3.35 x 3.98)

The view from window to the front dominates the room where there is a natural seating area overlooking the quaint Harbour, beautiful Mawdach estuary and iconic Barmouth Bridge. Across the bay is Cader Idris and its mountain ranges. Located on the 3rd floor this is the ideal spot in quiet and comfort to enjoy the world going by below and the hustle and bustle of this popular resort town.

Galley Kitchen

4'11" x 6'4" (1.52 x 1.95)

With a range of fitted base and wall units, wood effect work surface over, built-in fan assisted oven, 4 ring electric hob, single drainer stainless steel sink unit, tiled splash backs and tiled floor. With a roof light window and an opening to the lounge there is a sociable layout and plenty of light and the estuary views can be enjoyed whilst cooking.

Dining/Study Area

7'3" x 17'2" (2.21 x 5.25)

This useful area off the lounge is ideal for a dining table and chairs, or as a home working/study area. It benefits from oak effect laminate flooring, rooflight window, under stairs cupboard, and access to the useful insulated loft space.

Bathroom

With white suite comprising of panelled bath with mixer tap and shower attachment, low level WC and hand basin. There are tiled splash backs, tiled flooring and a heated towel rail. Plenty of light from roof light window.

Bedroom 1

10'0" x 9'9" (3.07 x 2.99)

A double bedroom at the rear with a window to the side and wood effect laminate flooring.

Bedroom 2

6'2" x 9'9" (1.9 x 2.99)

To the front with wood effect laminate flooring and a window over looking the harbour and having sensational views.

Additional Information

The property is fully double glazed and benefits from gas central heating.

Tenure

The property is leasehold with 983 years remaining of a 999 year lease from 2007. Lease allows holiday letting

The ground rent is peppercorn and please ask agent for details of the current service charge.

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.

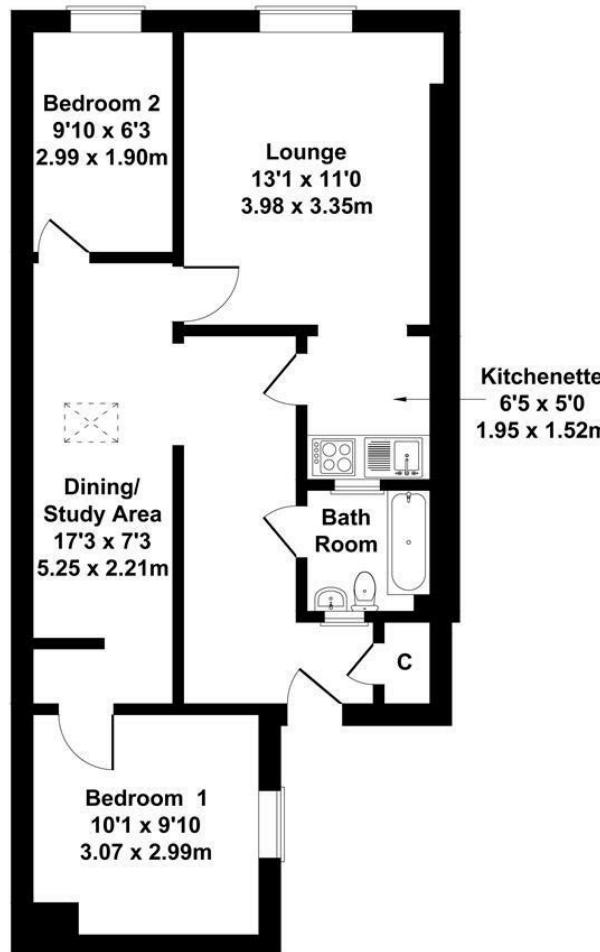
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





Flat 3 The Quay

Approximate Gross Internal Area
635 sq ft - 59 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.

Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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