



Beachside

Barmouth | LL42 1NH

£274,950

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT





# Beachside

Barmouth | | LL42 1NH

Number 11 Beachside is no ordinary property, set over 2 floors this incredibly spacious and flexible accommodation consists of 4 bedrooms, 3 bathrooms and 3 reception rooms plus a further set of basement rooms (4 in total) with separate external access which could be developed for a multitude of uses subject to planning.

The property is suited to a perfect family home or private holiday retreat.

The ground floor accommodation is predominately single story and the lower ground floor living accommodation has been recently refurbished and developed to provide a suite of rooms all done fully in accordance with building regulations and planning and this also benefits from a private external door.

Additionally there is a large set of undeveloped basement rooms which are full of potential to create extra and potentially self contained accommodation or perfect for workshop usage.

Outside space is provided directly from the front door with use of communal patio gardens.

Currently an incredible family home with the potential to develop and add value in several ways, viewing is essential to fully appreciate this property which totals approx 237 sqm with oak doors throughout the living accommodation.

Not only that, it is in a tucked away location just steps from the beach and minutes walk from the high street, schools and transport links.

It benefits from the use of communal gardens and has its own ground floor private entrances as well as a door to the communal hallway. It has a long lease in this well managed complex.

This special property is a totally unique and presents an amazing opportunity for a new buyer looking for space, style, development potential or an incredible family home with workshop, storage, games/gym/hobby rooms.

Viewing is essential to fully appreciate the accommodation on offer and we recommend booking an appointment at the earliest opportunity.

- Exceptional accommodation (approx 242 sqm) with potential to add value
- 4 bedrooms, 3 bathrooms, 2 sitting rooms plus large basement with development potential
- Double glazed and centrally heated
- Spacious kitchen
- Large lounge with stone fireplace (not in use)
- Tucked away location, just a stone's throw from beach and minutes from high street.
- On road parking available
- Direct access to communal gardens
- Long lease in well managed development
- Perfect family home or private holiday retreat



### Entrance Hall

The communal gardens and courtyard lead to the private entrance door on the ground floor. The hallway has wood effect flooring and doors off to the main accommodation.

### Lounge

16'0" × 14'9" (4.9 × 4.5)

Very attractive spacious room full of character with beamed ceiling, traditional stone fireplace with stove effect gas fire, window to the side and wood effect laminate flooring. A door leads to the lower ground floor accommodation.

### Dining Room

8'6" × 8'6" (2.6 × 2.6)

With window to side and alcove storage.

### Kitchen

13'9" (max) × 13'9" (max) (4.2 (max) × 4.2 (max))

A spacious contemporary kitchen with a range of wall and base units, tiled splash backs, breakfast bar and porcelain tiled flooring. There is a built in oven with gas hob and extractor over, space for fridge freezer and free standing appliances and window to the rear.

### Bedroom 1

10'5" × 13'1" (3.2 × 4)

A large double with dual aspect windows, a private external door and door to en-suite. A characterful room with high vaulted ceiling and painted ceiling beams.

### En Suite Bedroom 1

4'11" × 5'6" (1.5 × 1.7)

Well appointed with tiled floor, shower cubicle, low level WC, hand basin, heated towel rail and obscure window.

### Bedroom 2

7'2" × 12'9" (2.2 × 3.9)

With obscure window to the front.

### Ground Floor Bathroom

2'7" × 8'2" (0.8 × 2.5)

A family bathroom with bath and shower over, low level WC, hand basin in vanity unit and heated towel rail. Tiled floor, part tiled walls and obscure window to the rear.

### Lower Ground Floor

A door from the lounge leads to a landing with stairs leading down to the lower ground floor refurbished and extensively developed accommodation which consists of a large sitting room, two double bedrooms, a bathroom, hallway and utility area. The lower ground floor benefits from a separate external entrance and has the potential to be a fully self contained unit perfect for dependant relatives, guests etc or a potential income stream.

### Sitting Room

17'5" × 10'9" (5.33 × 3.30)

A large sitting room which could also be a perfect playroom, entertainment space etc and benefits from an external door.

### Bedroom 3

12'5" × 10'5" (3.8 × 3.2)

A large double with window to the side.

### Bedroom 4

17'0" × 10'2" (5.20 × 3.10)

A very spacious double bedroom with high window in bay.

### Utility Area

There is a utility area with space and plumbing for washing machine and tumble drier with counter over.





### Shower Room

7'2" x 10'5" (2.2 x 3.2)

A contemporary shower room with large walk in shower, hand basin in vanity unit, low level WC and recessed spotlights. Part wood panelled wall, tile effect vinyl flooring and heated towel rail.

### Basement

The basement is accessed via a lobby at the rear of the hallway and stairs lead down to 4 rooms. The basement has an external access door. The lobby also has a door to the communal entrance hall.

The basement has good head height, in part the floor has been dug out and screed and false ceilings installed to hide the services. The rooms benefit from some exposed stone walling, quarry tiled floors, floor boards and fire places with surrounds in place. There is natural light from windows in two rooms and the potential to unblock windows in the other two rooms.

### Basement Room 1

28'7" x 7'2" (8.722 x 2.2)

Stairs lead down to this large room with blocked up window to the far end and doors to the 3 further basement rooms.

### Basement Room 2

15'11" x 11'5" (4.87 x 3.5)

With window to the side, external door and fireplace.

### Basement Room 3

12'10" x 8'8" (3.92 x 2.65)

With fireplace and window to the side.

### Basement Room 4

14'0" x 11'6" (4.29 x 3.52)

With blocked up bay window and fireplace

### Tenure

The property is leasehold with over 900 years left on the lease.

The lease does not allow for commercial holiday letting.

The service charge is £117.50 per month.

The management of the building is run by directors who are all owners of a property themselves within the building. There are two AGMs per annum where other directors can be nominated and all property owners have an input into the AGM agenda.

### Additional Information

The property is connected to mains electricity, gas, water and drainage. It is double glazed with gas central heating (new boiler installed in 2023).

The lease prevents use as a commercial holiday let.

### 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.

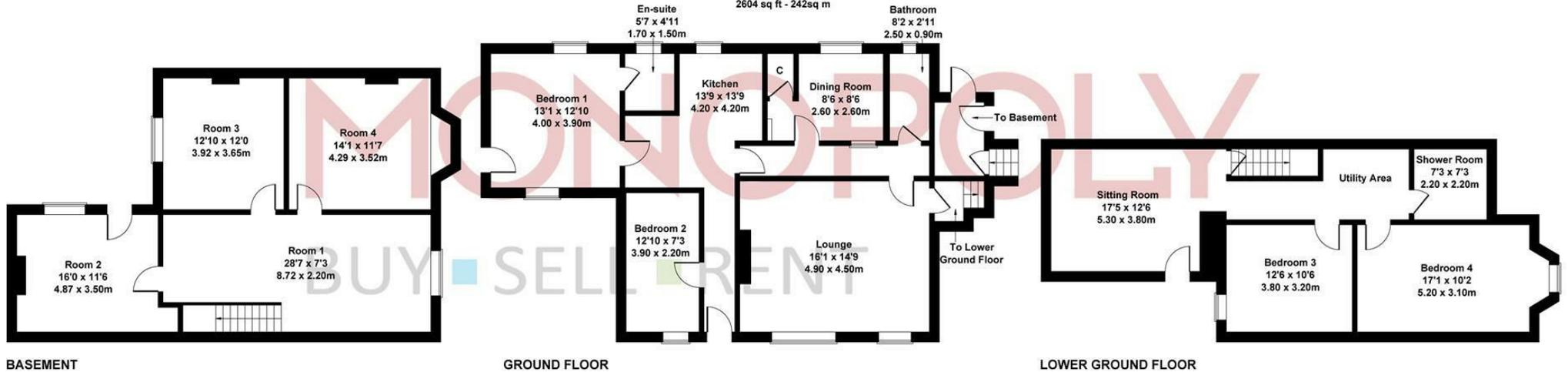
For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





## Flat 11 Beachside

Approximate Gross Internal Area  
2604 sq ft - 242sq m



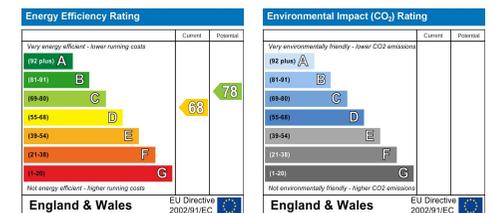
Not to scale for illustrative purposes only

### 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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