



5 Epworth Terrace

Barmouth | LL42 1PN

£385,000

MONOPOLY®
BUY ■ SELL ■ RENT



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In a quiet location yet in the heart of the popular coastal town of Barmouth, 5 Epworth Terrace presents a remarkable opportunity to acquire a substantial five-bedroom Victorian townhouse, complete with a self-contained annex that generates a healthy income from holiday rental. Renovated to a high standard, this property offers flexible accommodation, with each bedroom featuring its own en-suite bathroom.

The ground floor boasts two inviting reception rooms, plus a well equipped kitchen and ground floor WC. There is also the potential to create a stylish open-plan kitchen/dining/living area, perfect for modern living plus plenty of opportunity for a first floor lounge to take advantage of the open aspect to the front looking over the bowling green and park.

With five bedrooms and an office there is ample room for home offices, games and hobby rooms plus space for growing families and visitors alike.

The self-contained annex is a standout feature with an established track record as a holiday let making it an attractive option for those looking to supplement their income, with its privacy and independence being a bonus.

Set over 4 floors, there is a private staircase to the top floor accommodation which has a bed/sitting room and luxury bathroom with shower and claw footed free standing bath.

Benefiting from a garden to the front and a sunny courtyard at the rear, it is just a stones throw from the beach and minutes from the high street perfectly positioned for those who appreciate coastal living. There is on-road parking available, with further potential for driveway parking.

There are many original features including feature fireplaces, bay windows, dado and picture rails, deep skirting boards, high ceilings and well proportioned rooms.

The property has a planning Class C3 making it suitable as a family home with the added benefit of a self-catering annex for holiday rentals.

It is being sold with the benefit of NO ONWARD CHAIN

- 5 bedroom Victorian townhouse with one bedroom self contained holiday let unit
- Recently renovated to a high standard
- Flexible accommodation with 2 reception rooms and en-suites to all bedrooms
- Set over 4 floors with private staircase to the top floor suite
- Original features, high ceilings, feature fireplaces, bay windows picture rails and ceiling roses
- Lawned garden to front and sunny courtyard to rear
- Open aspect looking over the bowling green and park
- On road parking available but potential for driveway parking
- Fully double glazed with gas central heating
- Quiet location just minutes from sandy beach and Barmouth high street.



Entrance Porch and Hall

A tiled entrance vestibule leads to the entrance hall which has high ceilings, picture rail and original cornicing. The original wooden staircase rises to the first floor and doors lead off to the lounge, dining room and cloakroom.

Lounge

Light and airy with a large bay window to the front overlooking the park and bowling green, feature fireplace with wooden surround, tiled inserts and slate hearth with coal effect gas fire (disconnected), dado rail and ceiling rose.

Dining Room

With feature fireplace, not in use, built in alcove shelving and alcove cupboards and window and window seat to the rear. Separated from the lounge with a non structural dividing wall which could be removed to create a large open plan living space.

There is also the original builder's plaque dating from 1878 and servants bells.

Kitchen

Well equipped with a range of wall and base units, Delonghi large range cooker with 5 ring gas hob, double oven and extractor over, integrated dishwasher and space for fridge freezer. Window and door to the courtyard garden to the rear.

There is an additional utility/laundry room on the second floor with space and plumbing for both the tumble drier and washing machine.

Ground Floor Cloakroom

Having low level WC, hand basin in vanity unit and large under stairs storage space.

First Floor

To the first floor are two ensuite bedrooms and a large storage cupboard. Stairs rise to the second floor.

Bedroom 1 and En-suite

With large bay window to the front and views over the park, town and Barmouth hills. There are picture and dado rails and a ceiling rose.

The en-suite has a tiled floor, quadrant shower, low level WC, hand basin, light with shave socket, heated towel rail and window to the front.

Bedroom 2 and En-suite

A further large double with window to the rear, built in cupboards and alcove storage.

The en-suite has a tiled floor, quadrant shower, low level WC, light with shave socket, hand basin and heated towel rail.

Second Floor

On the second floor there are two further double bedrooms, an office and a laundry/utility room.

Bedroom 3 and En-suite

A large double with window to the front with park and mountain views, picture rail and built in cupboard.

The en-suite has a tiled floor, quadrant shower, low level WC, hand basin, light with shave socket, heated towel rail and window to the front.

Bedroom 4 and En-suite

To the rear with window overlooking the town and to the hills and mountains beyond. Steps lead down to the en-suite which has a large shower, low level WC, light with shave socket, hand basin and heated towel rail. With tiled floor and window to the side.





Office/Study

A useful room which is perfect for a study or hobby room.

Utility Room

To the rear, with plumbing and space for a washing machine and a tumble drier, Belfast sink, counter and storage space.

Third Floor Suite

A door from the landing opens to a private staircase to the third floor accommodation which spans the whole of the top floor and consists of bedroom and living area plus bathroom with free standing bath and shower.

Bedroom 5/Sitting Room

A large attractive space with some restricted headroom, and exposed ceiling beam, flooded with light from the roof light window and with window to the front with a distance view of the sea. There is plenty of space for both bed and seating areas, storage under the eaves plus built in cupboards.

Ensuite Bathroom

A large bathroom with free standing claw footed bath beneath roof light window, shower cubicle, low level WC , light with shave socket, hand basin and heated towel rail. There is also an exposed ceiling beam.

Loft Storage

There are two large storage areas under the eaves accessed from the top floor.

Self Catering Annexe

The self catering annexe has a private entrance from the rear courtyard and is set over 2 floors with a kitchen/diner to the ground floor and first floor lounge, double bedroom and en-suite shower room. This is currently operated as a very successful holiday rental unit.

Annexe Kitchen

With a range of wall and base units, built in oven with gas hob, stainless steel sink, space for under counter fridge freezer and space for small dining table and chairs. Window and door to the courtyard and window on the staircase.

Annexe Lounge

A light and bright lounge with window to the side and window to rear and wood effect laminate flooring.

Annexe Bedroom

Double bedroom with window to the side, wood effect laminate flooring and door to en-suite.

Annexe Shower Room

With shower cubicle, WC and hand basin, light with shave socket, window to the side.

Exterior

To the front there is a lawned garden and to the rear an closed sunny courtyard.

There is on road parking available at the front of the property but also the potential to create driveway parking subject to planning.

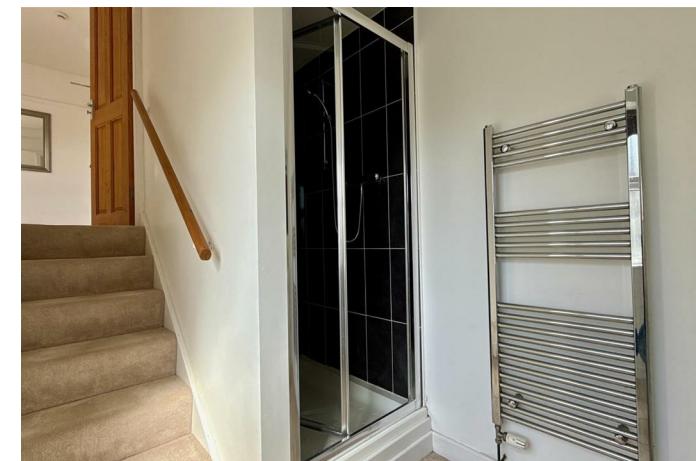
Additional Information

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

The property is all on one title but for council tax purposes the main house and self



catering annexe have two addresses with the self catering annexe being on business rates and subject to 100% small business rates relief.





5 Epworth Terrace & Self Catering Annexe



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.

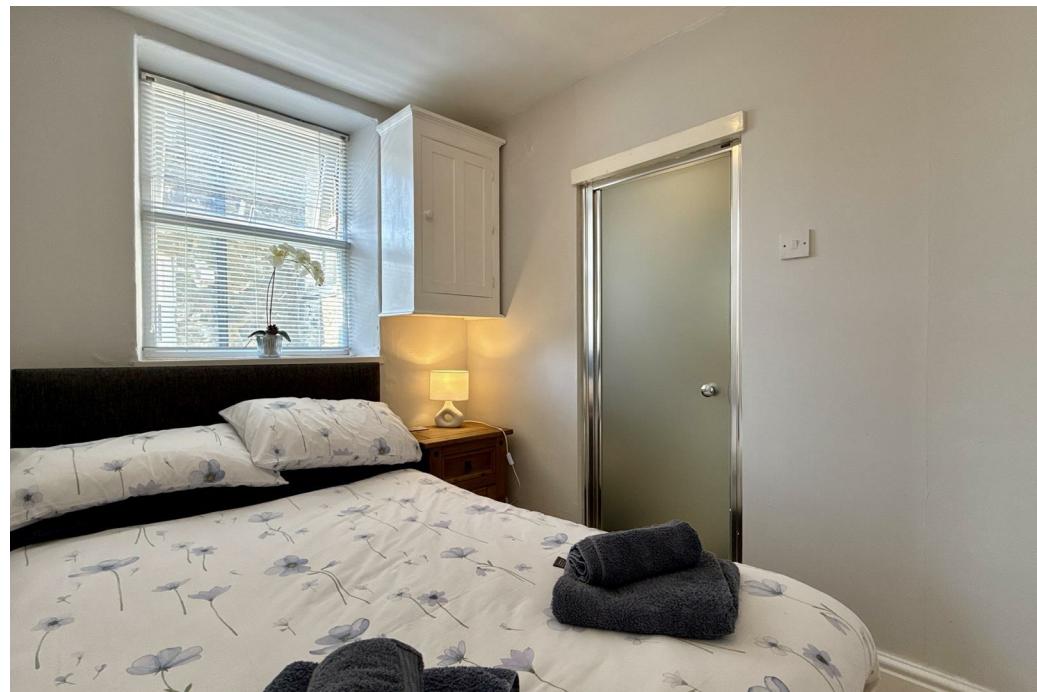
THE PROPERTY MISDESCRIPTIONS ACT 1991

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			

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			







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