



2

Barmouth | LL42 1AT

By Auction £77,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

## 2

### Barmouth | LL42 1AT

TO BE SOLD AT AUCTION BY LOT9 AUCTION HOUSE LIMITED, UNCONDITIONAL AUCTION TERMS, WHICH MEANS THAT THE EXCHANGE OF CONTRACTS WILL TAKE PLACE ON THE FALL OF THE HAMMER, WITH 10% OF THE SALE PRICE DUE AT THAT MOMENT. THE BUYER ALSO PAY FEES OF 2% OF THE SALE PRICE PLUS VAT. £77,000 IS THE GUIDE PRICE FOR THIS PROPERTY. PLEASE SEE THE LOT 9 AUCTION HOUSE WEBSITE FOR THE BUYERS GUIDE, TO REGISTER AS A BIDDER AND TO DOWNLOAD THE AUCTION PACK @ <https://lot9.eigonlineauctions.com/lot/details/171790> OR CONTACT MONOPOLY BUY SELL RENT FOR MORE INFORMATION.

In the heart of the charming town of Barmouth, this attractive three-storey mid-row traditional stone home on Water Street offers a unique opportunity for those seeking a characterful home or an investment property. Located just off the bustling high street, this property enjoys a tranquil setting while remaining mere minutes from the beach and local amenities.

The property boasts a spacious ground floor kitchen/diner, featuring exposed stone walling that adds to its rustic charm. The room is further enhanced by a feature fireplace and granite worktops, making it an ideal space for both cooking and entertaining. Ascending to the first floor, you will find a cosy lounge, complete with a spiral staircase and a marble fire surround, perfect for relaxing evenings.

The property includes two large attic rooms previously used as bedrooms (shown as bedrooms on the photos as that is how they are currently dressed) but due to the staircase width and lack of a protected escape route, the dwelling must revert back to a single bedroom property to comply with building regulations and a small amount of work is required to achieve this.

Further information on works required to include: to meet building regulations to use the attic requirements include such as fire doors x 3, fire protection alarms, adding perspex to the spiral staircase - building regs drawings have been accepted by the council. Ground floor damp work, utility

- 3 Storey cottage in heart of Barmouth
- Large ground floor kitchen/diner with granite worktops, exposed stone work and red brick fireplace
- First floor living room with marble fireplace
- Two second floor attic rooms requiring minor works to create one large bedroom in accordance with building regulations
- Flat backwater location just off the High Street and minutes from the beach
- Attractive spiral staircase
- Currently a second home and has been previously used as a commercial holiday let
- NO ONWARD CHAIN
- Double glazed with gas central heating



### Entrance Hallway

With door off to kitchen/diner and stairs to the first floor.

### Kitchen

15'1" x 10'9" (4.6 x 3.29)

Having dual windows to the front, exposed stone work and feature brick fireplace with electric real effect fire.

The well equipped kitchen benefits from granite worktops, a range of wall and base units, 5 ring gas hob and built in oven, stainless steel sink and drainer, space for under counter fridge.

Space for dining table and chairs, painted beamed ceiling, tiled floor and dual windows to the front with view of the lane.

### Store Rooms

To the rear of the kitchen is a large store room with tiled floor and walls and 2 roof light windows.

In addition there is a further understairs store cupboard.

### Living Room

14'5" x 10'6" (4.4 x 3.22)

Having dual windows to the front, feature marble fire place with gas fire, storage cupboard and black spiral staircase.

### Bathroom

8'10" x 4'7" (2.7 x 1.4)

With white suite comprising of ornate hand basin and low level WC with flower pattern, bath with mixer shower over, heated towel rail, tiled floor and obscure window.

### Attic Rooms

Occupying the top floor are two attic rooms which have been set up as bedrooms but due to the staircase width and lack of protected escape route, the dwelling must revert back to a single bedroom property to comply with building regulations. Further details are given below.

This can be summarised as the installation of 3 x 30 mm fire resistant self closing door and internal stud partition at the base of the spiral staircase. Rigid plastic sheets to be fixed to the stair balustrade to ensure no gaps between the balusters exceed 99mm.

The internal stud partition walls between the two attic rooms need to be removed to create one room.

### Attic Room 1

8'10" x 8'10" (2.7 x 2.7)

With exposed stone walling, slate window seat with view to the front.

### Attic Room 2

12'5" x 7'10" (3.8 x 2.4)

With window to the rear.

### Additional Information

The property connected mains electricity, gas, water and drainage.

It is double glazed with gas central heating.

### Barmouth and it 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





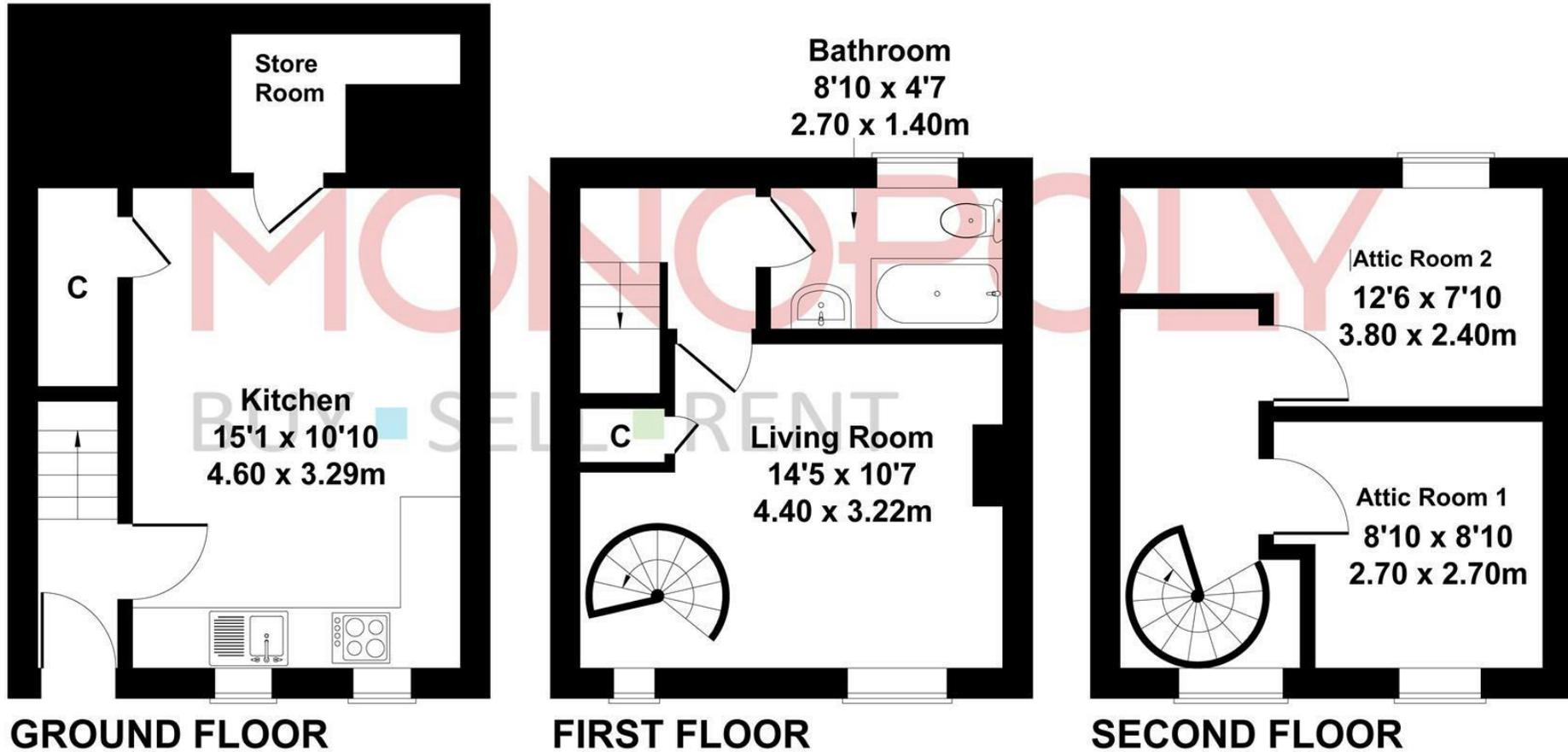
National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax.

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.



# 2 Water Street

Approximate Gross Internal Area  
678 sq ft - 63 sq m



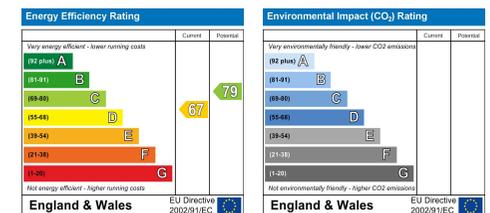
Not to scale for illustrative purpose only

### 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.







1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS  
01341 475000 | [gwynedd@monopolybuysellrent.co.uk](mailto:gwynedd@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**  
BUY ■ SELL ■ RENT