



Flat 1

Barnmouth | LL42 1LX

£279,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



Flat 1

Barmouth | | LL42 1LX

A spacious and completely refurbished ground floor apartment with breathtaking views across the beautiful Mawddach estuary, iconic harbour bridge and over to the Cader Idris mountain ranges.

The property can be purchased and enjoyed as a PRIMARY RESIDENCE or PRIVATE HOLIDAY HOME by the sea and is being sold with NO ONWARD CHAIN.

The spacious 3 bedroom apartment had been fully refurbished by the current owners to an incredibly high standard and boasts the best of modern conveniences and comforts within whilst retaining the finest of original Victorian features including high ceilings, bay windows and feature fireplaces.

This beautiful property has an open plan living/kitchen/diner, 3 double bedrooms (one with en-suite), a family bathroom, a rear lobby/boot room and even a social bar area. The front facing rooms all have the most incredible views.

There is a large shared courtyard garden, perfect for relaxing or entertaining guests in the beautiful outdoors facing the spectacular views. Internally there is zoned underfloor heating and a cosy log burner in the lounge for chillier nights.

Conveniently located just minutes away from both the high street and the beach, this property offers the best of both worlds - easy access to amenities and the tranquillity of the seaside. There is on road parking available opposite.

The renovation work includes a total rewire, re plumb, insulation to floor, walls and ceiling. Addition of underfloor heating and a wood burning stove, new doors and windows - for full details please see the additional information section below.

Please note: the property has a long lease and cannot be commercially holiday let. It is one of just 3 apartments in this well maintained Victorian building.

Don't miss out on the opportunity to own this exceptional property in a sought after iconic location. Contact us today to arrange a viewing and experience the beauty and comfort that 7 Porkington Terrace has to offer.

- 3 Bedroom fully refurbished and renovated ground floor apartment.
- Iconic location with incredible estuary, bridge and mountain views
- PRIMARY RESIDENCE or PRIVATE HOLIDAY HOME by the sea
- Shared courtyard garden, 3 double bedrooms (one with en-suite)
- Beautifully presented with contemporary decor blended with original Victorian features
- Open plan living room/kitchen/diner with large bay window to front
- Log burning fire in feature fireplace, gas central heating, fully double glazed
- Underfloor heating and full wall, floor and ceiling insulation
- On road parking available opposite
- Minutes walk to beach, high street and Barmouth bridge



Communal Entrance

Steps lead up to the large front courtyard garden and the shared entrance door for Flat 1 and Flat 2 only.

Lounge

14'5" x 13'5" (4.4 x 4.1)

Semi open plan with large bay window and window seat to the front with beautiful views. There is a wood burning stove in feature wooden fireplace with granite inset and slate hearth, original wooden wall panelling, solid wood flooring and recessed spotlights.

Kitchen/Diner

10'9" x 10'9" (3.3 x 3.3)

Luxury contemporary kitchen with a range of wall and base units with solid wood counter over and centre island with stools. There is a built in oven and grill with gas hob and extractor over, built in dishwasher, washing machine and space for large fridge freezer. Window to the rear and recessed spotlights.

Principal Bedroom

15'1" x 11'5" (4.6 x 3.5)

A spacious double with incredible views from the large window to the front, built in wardrobes and door to en-suite shower room.

En-suite to Principal Bedroom

6'6" x 3'3" (2 x 1)

Beautifully tiled contemporary shower room with white suite comprising of low level WC, sink in vanity unit and shower with rainforest drench attachment, heated towel rail and recessed spotlights.

Bedroom 2

12'1" x 11'2" (3.7 x 3.42)

A further double with window to rear and side and built in cupboard.

Bedroom 3

11'1" x 5'10" (3.4 x 1.8)

A further double bedroom with window to the rear.

Rear Lobby/Boot Room

A very useful space with door from inner hall way with feature stained glass panel over and door leading out to the rear courtyard. An ideal space for storing muddy and sandy boots and shoes and hanging coats.

Bathroom

7'10" x 4'7" (2.4 x 1.4)

A very 'high end' finish having attractive tiled floor and walls, white suite comprising of low level WC, hand basin in feature vanity unit, spa bath, shower cubicle with rainforest drench attachment, heated towel rail and recessed spotlights.

Internal Hallway and Bar

From the kitchen the long hallway not only has plenty of storage cupboards for household items etc but even a social bar area for entertaining!

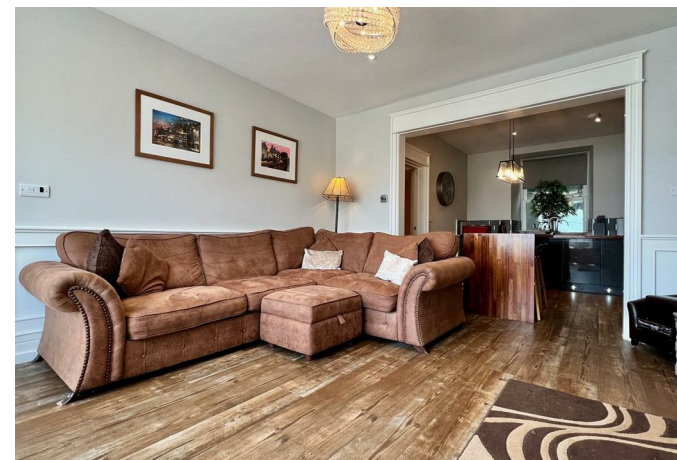
External

To the front there is a large courtyard garden facing the coast with spectacular views, plenty of seating areas and attractively landscaped with slate, gravel and bushes and shrubs. To the rear there is private access to the flat into the lobby/boot room and a rear courtyard flanked by rook which provides a useful storage area for outdoor equipment and fuel for the log burner.

Residents also have use of the lovely well tended communal gardens across the road.

Additional Information - Renovation Work

The apartment has been fully renovated both internally and externally.





The work includes:

The property was externally repointed and all internal outside walls stripped back to bear stone rendered and fully tanked, all internal walls were re-built and fitted with OSB board behind the plaster board for ease of hanging pictures etc. The floors, walls and ceilings have all been insulated and all new UPVC windows and doors installed.

It has been fully rewired and plumbed with under floor heating with 4 zones set up on Hive providing remote access. There is a new gas boiler and a new log burner installed.

Every room has a ceiling heat recovery unit and ventilation.

All the internal decor, kitchens, bathrooms and flooring has been newly installed.

Tenure

The property is leasehold with a 999 year lease issued in 1998. The lease prevents the use as a commercial holiday rental.

Ground Rent is £45 per annum. There is no service charge and the vendors pay 30% towards any maintenance as and when it's needed.

Buildings insurance is also a 30% split.

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

ANTI-MONEY LAUNDERING CHECKS

In accordance with current anti-money laundering legislation, intending purchasers will be required to provide proof of identity, address and source of funds/source of

wealth information when an offer is made and before any sale can proceed. We ask for your cooperation to minimise delays.

IMPORTANT NOTICE

These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst we take reasonable care to ensure that the information provided is accurate and not misleading, buyers should not rely on these particulars as statements or representations of fact and should satisfy themselves by inspection, survey, searches and enquiries through their solicitor.

The Agent has not tested any apparatus, equipment, fixtures, fittings, services, heating systems, electrical installations, appliances or other items at the property and cannot confirm that they are in working order or fit for purpose. Any reference to tenure, boundaries, rights of way, easements, planning, building regulations, services, council tax, broadband/mobile coverage or other matters is based on information supplied by the Seller or third parties and should be verified by the Buyer's solicitor or surveyor.

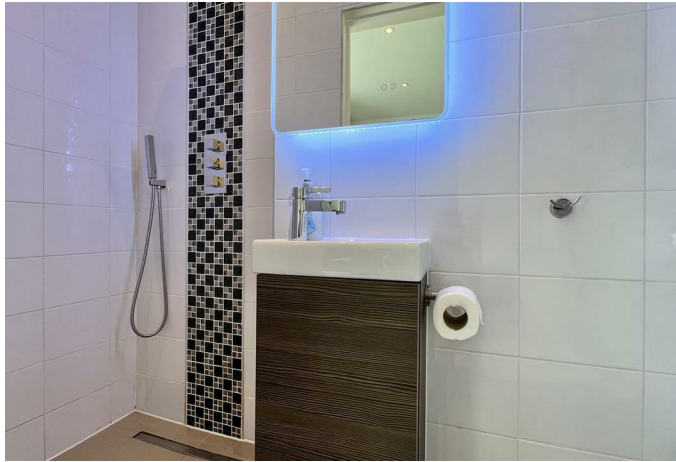
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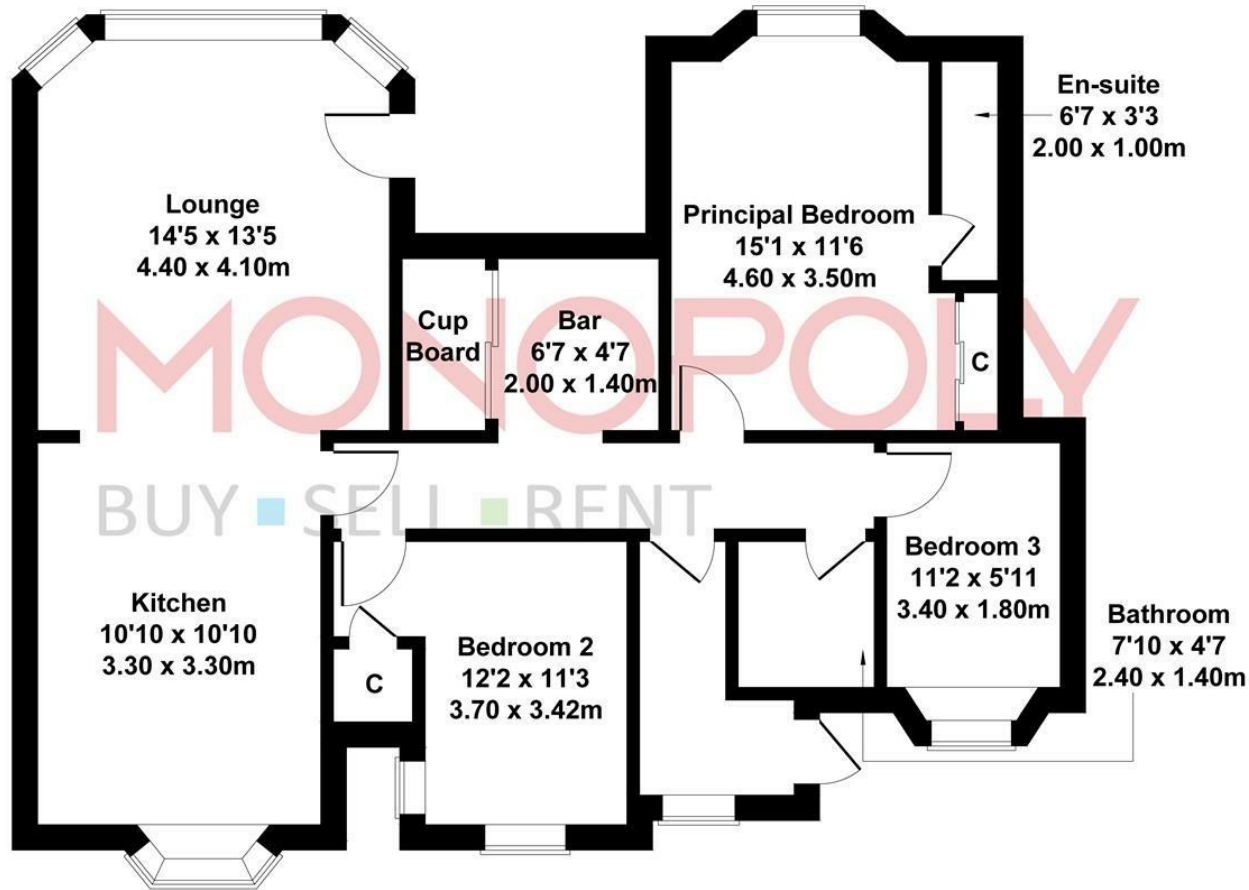
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Flat 1

Approximate Gross Internal Area
980 sq ft - 91 sq m

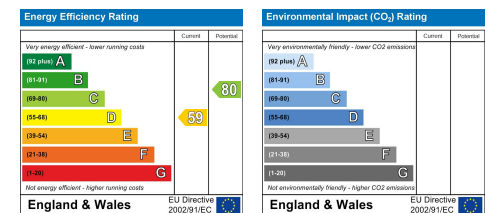


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MONEY LAUNDERING REGULATIONS 2003

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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