



34

Barmouth | LL42 IHG

£240,000

**MONOPOLY**<sup>®</sup>

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WORTH  
REXING  
MAY 2015

# 34

## Barmouth | | LL42 IHG

A superb townhouse on Marine Road offering a delightful blend of modern living and coastal charm. Built in 2018, the property boasts a contemporary design, is in excellent condition, and has 2 years remaining LABC warranty for peace of mind plus low maintenance GARDENS, PARKING (with EV charge point installed) and a high scoring EPC of B (84).

Built over three floors with three well-proportioned bedrooms and bathroom/WC to each floor, this home is perfect for families or those seeking a spacious retreat. The two reception rooms provide ample space for relaxation and entertaining, while the energy-efficient features, including gas central heating and double glazing, ensure comfort throughout the year.

One of the standout features of this property is its prime location, just a mere two-minute stroll from the beach, where you can enjoy stunning sea glimpses from the upper floors. The vibrant high street is also within walking distance, offering a variety of shops, cafes, and local amenities.

Additionally, the property benefits from private parking, a rare find in this sought-after area, making it even more appealing. Whether you are looking for a perfect coastal home, a private holiday retreat, or a rental investment opportunity, this property ticks all the boxes. With no onward chain, you can move in and start enjoying the coastal lifestyle without delay. Don't miss the chance to make this beautiful townhouse your own.

- 3 bedroom townhouse with 2 years remaining on LABC
- Parking with EV charger point and low maintenance gardens to front and rear
- Minutes from sea and high street
- Large kitchen/diner and first floor living room with sea glimpses
- Fully double glazed with gas central heating, highly energy efficient EPC B
- Three bedrooms and three bathrooms/WC
- Contemporary decor throughout
- Sea glimpses from first and second floor
- Perfect coastal home, private holiday retreat or rental opportunity
- NO ONWARD CHAIN



### Entrance Hallway

The front courtyard leads to the entrance door opening to the hallway with wood effect laminate flooring, door to lounge/diner and stairs rising to the first floor.

### Kitchen/Lounge/Diner

23'5" x 10'5" (7.15 x 3.19)

Comprising of a contemporary gloss ivory kitchen fitted with a range of wall and base units, built in electric oven and hob with glass effect splashback. Work surface inset with stainless steel sink drainer, space for dishwasher and under counter fridge and freezer. Kitchen area has a tiled floor and there is click wood effect flooring installed to dining/sitting area with two large double glazed windows at either end flooding the room with light.

There is also a large understairs cupboard with space and plumbing for washing machine and space for household items.

### Cloakroom/WC

This useful space has a white suite comprising of low level WC and hand basin in vanity unit.

### First Floor Landing

Doors lead to the living room, bathroom and bedroom 3 and a staircase rises to the second floor. With views to hills behind the town centre from the window to the rear.

### Living Room

13'11" x 9'11" (4.26 x 3.03)

This versatile room could optionally be used as another double bedroom. The large south west facing window has sea glimpses.

### Bathroom

6'0" x 6'0" (1.84 x 1.84)

With white suite comprising of low level WC, hand basin in vanity unit and corner bath with shower head attachment. Fully tiled walls with LED inset vanity mirror, vinyl flooring and large heated towel rail.

### Bedroom 3

7'5" x 6'8" (2.28 x 2.04)

A single room with lovely mountain views.

### Second Floor

On the second floor is the principal bedroom, bedroom 2 and the shower room.

### Principal Bedroom

13'11" x 10'7" (4.25 x 3.24)

A large double with sea glimpses.

### Bedroom 2

10'5" x 8'4" (3.18 x 2.56)

A further double with hill views, built in storage cupboard housing wall mounted gas combi-boiler and loft access.

### Shower Room

5'10" x 5'2" (1.8 x 1.59)

Benefiting from a stylish white suite comprising of low level WC, hand basin vanity unit and corner shower cubicle with curved glass doors, fully tiled walls with LED inset vanity mirror, towel rail and vinyl flooring.

### External and Parking

To the front is a sunny low maintenance courtyard with composite flooring, seating areas and raised beds. To the rear is a second low maintenance garden with large lockable shed and access to the parking area.

There is a designated private parking space in the rear courtyard with EV charger installed.





### **Additional Information**

The property is freehold and connected to mains electricity, gas, water and drainage. It is fully double glazed with gas central heating, EPC B and approx 2 years remaining on the LABC. Open to negotiations on the furniture.

### **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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Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked before travelling to view.

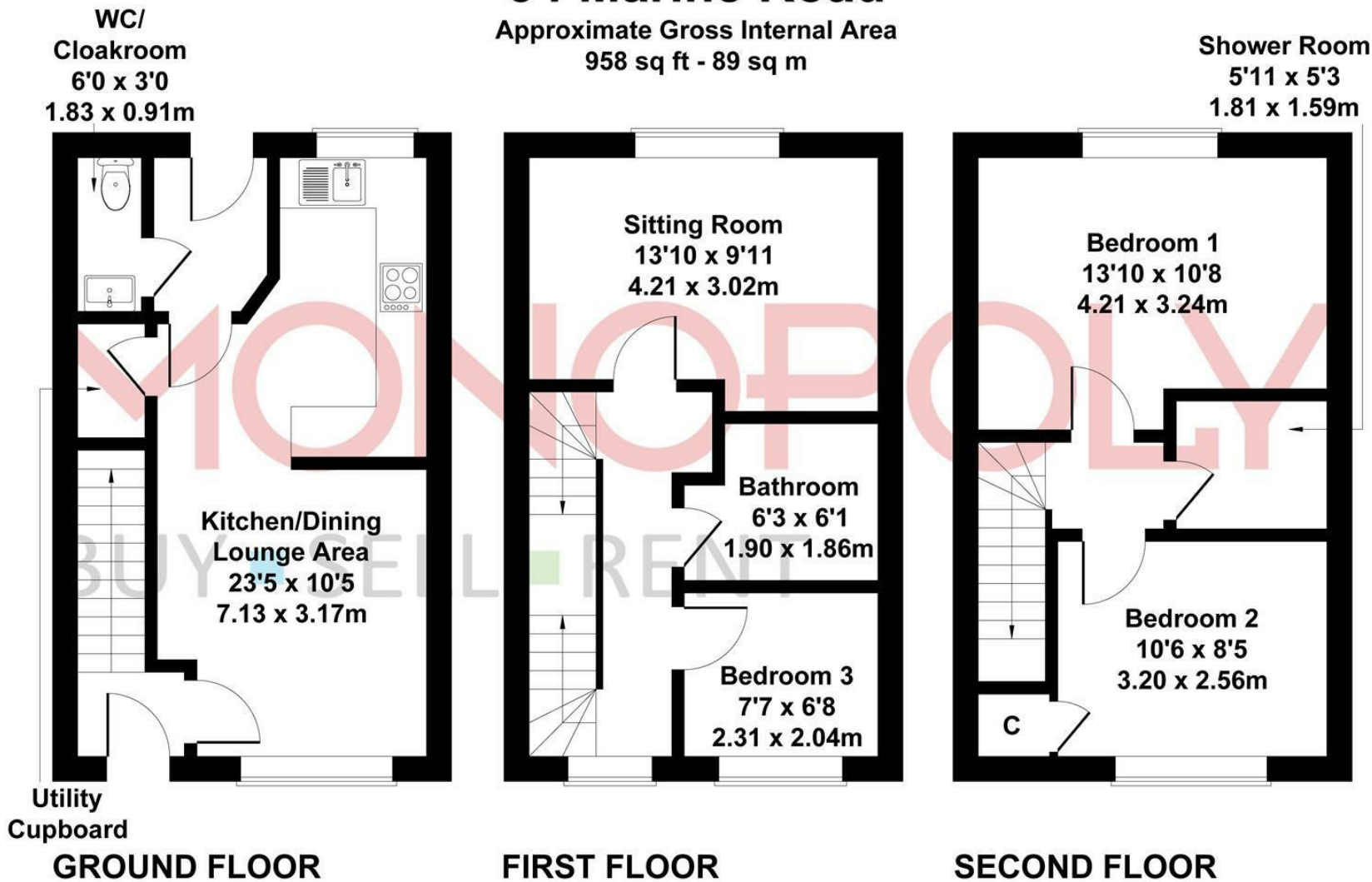






# 34 Marine Road

Approximate Gross Internal Area  
958 sq ft - 89 sq m



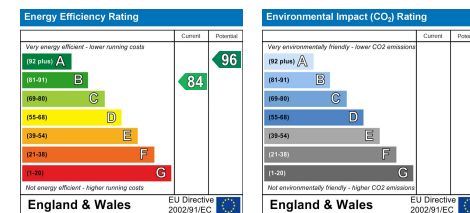
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## MONEY LAUNDERING REGULATIONS 2003

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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