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Barmouth | LL42 1LX

£219,950

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## Barmouth | | LL42 1LX

Located on the iconic Porkington Terrace of Barmouth, this stunning two-bedroom first floor apartment offers a perfect blend of Victorian charm and contemporary style. The beautifully presented property boasts high ceilings and well-proportioned rooms, creating a spacious, light, bright and inviting atmosphere.

The front facing rooms with large bay windows have the most beautiful Mawddach Estuary and Cader Idris Range views.

The generous accommodation includes a spacious contemporary breakfast/kitchen, large lounge with bay window, incredible views and feature Victorian fireplace, 2 bedrooms (one with bay and feature fireplace, the other with en-suite) and two modern shower rooms.

In addition is a versatile home office or hobby room (could be used as an occasional bedroom 3 if required) perfect for those who work from home or pursue creative interests. The property retains typical Victorian features, including those bay windows, elegant fireplaces, high ceilings, architrave and picture rails adding character and warmth to the living spaces. Modern comforts include double glazing and gas central heating.

The impressive traditional stone Victorian building dates back to around 1870 and has extremely well-maintained communal areas plus a residents garden across the road. With only 4 apartments in the building, all have a share of the Freehold and on road parking is available opposite.

Located just minutes from the "secret beach" below and a short stroll to the Quay, high street and train station, you will find yourself perfectly positioned to enjoy the best of Barmouth's coastal lifestyle.

Numerous walks are on the door step - both 'on the flat' by crossing Barmouth railway bridge and onwards towards Dolgellau along a disused railway line now opened as a cycle/pedestrian path known as the 'Mawddach Trail'. Alternatively, mountain routes above Barmouth, including the famous 'Panorama Walk' can be easily reached.

- 2 bedroom first floor apartment with outstanding Mawddach Estuary and Cader Idris Range views
- Spacious and light throughout and full of character
- Home Office/occasional bedroom 3
- Contemporary refitted kitchen and two shower rooms (one as en-suite)
- Share of freehold and long lease in extremely well maintained building of just 4 apartments
- Minutes walk from High Street and across road to "secret beach" and additional resident's gardens
- Double glazed with gas central heating
- On road parking opposite
- High ceilings, Victorian fireplaces (not in use), bay windows



### Communal Entrance Hall

Slate steps lead to the entrance door opening to the communal hallway area with carpeted staircase leading to the apartment. There is a spacious storage cupboard belonging to Flat 1 which also contains the recently fitted gas boiler and private door to the apartment.

### Entrance Hall

20'4" x 9'9" (6.21 x 2.98)

The welcoming private entrance hall with intercom system, has a window to front with beautiful views, wood effect laminate flooring and doors off to the accommodation.

With high ceilings, decorative architrave, coved ceiling, tongue and groove to dado height, high internal window with double doors below. These double doors can be closed off to provide an office area or occasional third bedroom.

### Living Room

17'8" x 14'10" (5.41 x 4.53)

Dominated by the expansive bay window to the front with spectacular views over Barmouth Bridge and the Mawddach Estuary; this characterful room has a feature Victorian ornamental cast iron fireplace (not in use) and attractive built in alcove cupboards.

### Breakfast/Kitchen

13'1" x 9'8" (4.01 x 2.96)

With a range of contemporary wall and base units and breakfast bar. Integrated appliances include slimline dishwasher, washing machine, fridge, freezer, oven, 4 ring gas hob and extractor over. Wood effect laminate flooring and window to the rear with views of the rock.

### Principal Bedroom

17'8" x 14'10" (5.41 x 4.53)

With spectacular views over to the Mawddach Estuary and sea from the large bay to the front, this king sized room also has a feature Victorian ornamental cast iron fireplace (not in use) and attractive period alcove cupboards.

### Bedroom 2

12'3" x 12'10" (3.74 x 3.92)

With built in wardrobe, window to the rear and door to en-suite.

### En-Suite Bedroom 2

With with suite comprising of shower, low level WC, hand basin in vanity unit, LED illuminating mirror, extractor fan, heated towel and laminate flooring.

### Shower Room

8'9" x 4'9" (2.67 x 1.45)

Contemporary with large walk in shower, low level WC, hand basin, LED illuminating mirror, heated towel rail, extractor fan, laminate flooring.

### Home Office/Hobby Room

6'0" x 9'5" (1.85 x 2.89)

Created by closing off double doors from the hallway, this versatile room benefits from a large window to the front with estuary views, wood effect laminate flooring and space for desk and chairs etc.

### External

Steps lead up to the rear of the property and to the communal entrance.

There are large gardens on the other side of the road opposite which are shared and maintained amongst all the residents of the Terrace. Behind the communal garden there is a park, which has direct





access to a secluded beach. Parking is available by the communal garden, on a first come, first served basis.

#### **Additional Information**

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

#### **Tenure**

All the properties in the building own a share of the freehold, we understand that there is 500 years on the lease and no ground rent or service charge.

Private holiday use is permitted but we understand that there is a covenant preventing commercial holiday letting.

#### **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.

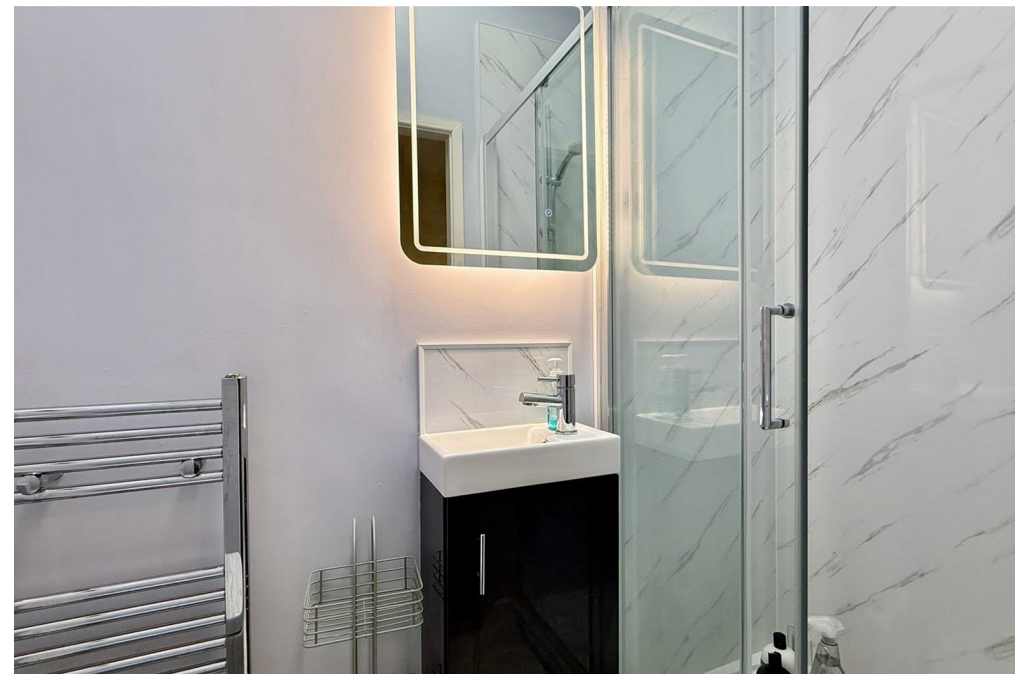
##### **IMPORTANT NOTICE**

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.

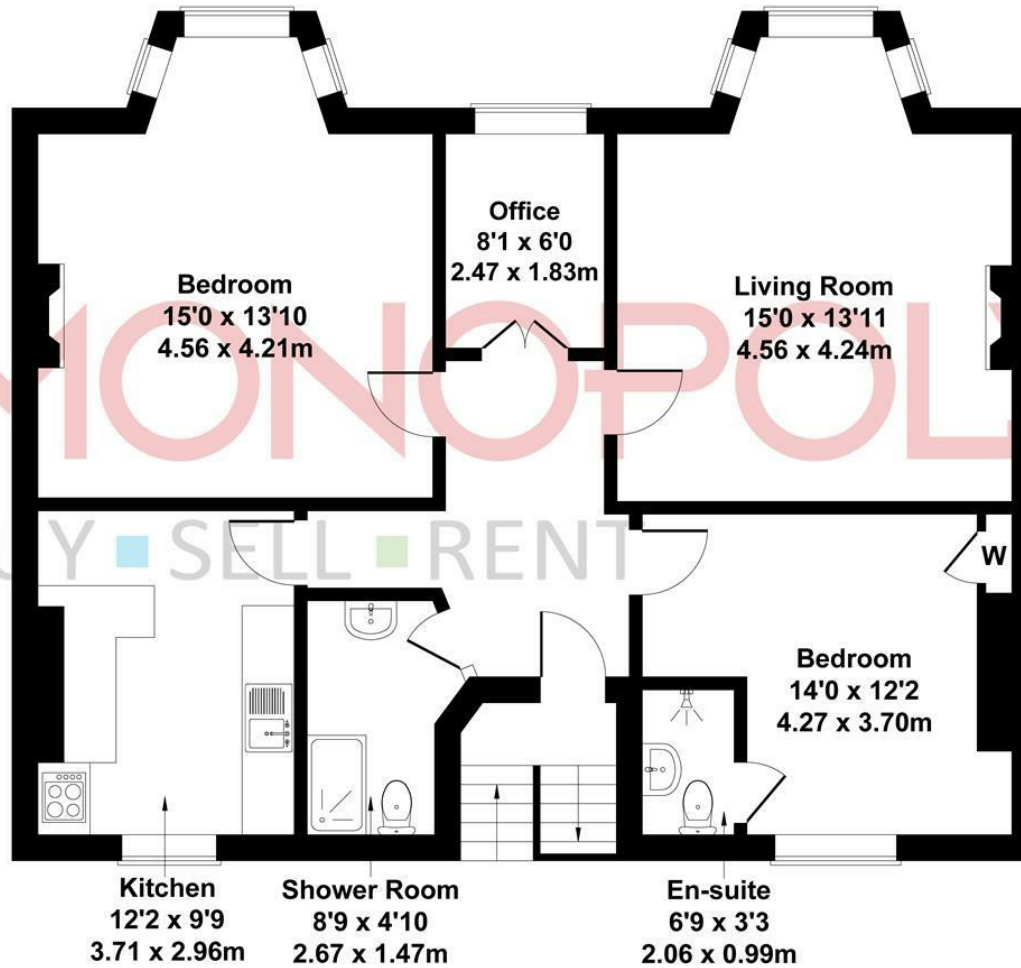






# Flat 1, 11, Porkington Terrace Barmouth, LL42 1LX

Approximate Gross Internal Area  
980 sq ft - 91 sq m

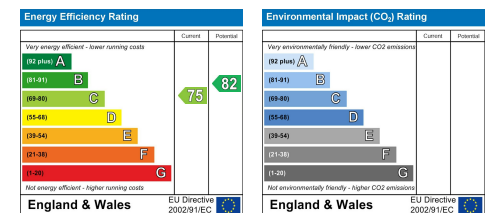


Not to scale. for illustrative purpose only

## 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.







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