



Flat 13, Marine Court

Barnmouth | LL42 1NB

£217,500

MONOPOLY[®]

BUY ■ SELL ■ RENT





Flat 13, Marine Court

Barmouth | | LL42 1NB

A exceptionally spacious and beautifully presented apartment on the sea front with with sea glimpses and a view of Cader Idris in an extremely well maintained and thoughtfully converted sea front Victorian former hotel just a stones throw from the beach and minutes walk from the High Street and train station.

Located on the second floor, stairs are not an issue as there is LIFT ACCESS. In the heart of Barmouth where parking is a premium, the property also benefits from an ALLOCATED PARKING space within a secure gated car park. To the front there are large communal patio grounds opposite the beach and prom, where residents can soak up the sun while watching the world go by and enjoy the most spectacular coastal sunsets.

The accommodation will not disappoint, totalling 123 square meters with two very large attics, there is a very spacious lounge/diner with sea and mountain views, a well equipped kitchen, 3 double bedrooms, (one with en-suite), plus family bathroom. A spacious hallway connects the rooms with plenty of space for coats, shoes and boots.

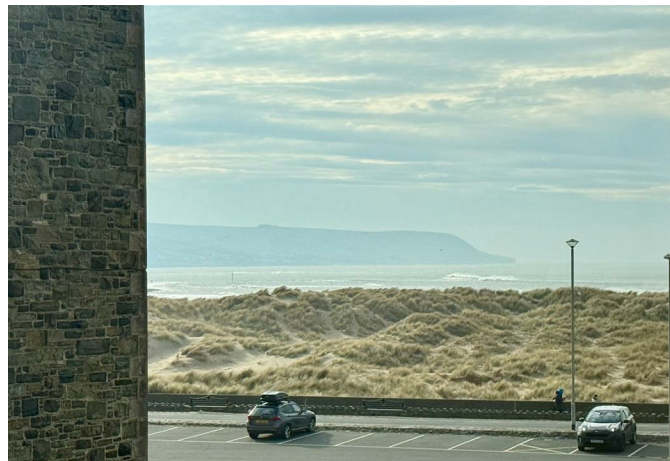
An additional plus is use of the shared large basement, which is the perfect place for storing beach paraphernalia, bikes and other items.

No 13 Marine Court is the perfect apartment for those looking for a spacious coastal home, coastal retreat or investment opportunity, there is no commercial holiday letting allowed in this exclusive well managed building.

With gas central heating and full double glazing the apartment has a high energy efficient EPC rating of C.

With the benefit of NO ONWARD CHAIN.

- Very spacious 3 bedroom apartment in attractive Victorian building opposite the beach
- Allocated parking in gated courtyard
- Lift access - the apartment is on the second floor with CCTV door entry intercom system
- 3 double bedrooms - one with en-suite
- Sea and Cader Idris views
- Extremely energy efficient EPC C, fully double glazed with gas central heating
- Very well presented in well maintained & managed building with no commercial holiday rental permitted
- Communal grounds to the front with sea views, use of large shared basement
- Excellent location, minutes walk from Barmouth High Street and the sandy beach
- NO ONWARD CHAIN



Communal Hallway and Lift

From the front patio and grounds, a grand porch leads to the well maintained spacious communal hallway where a period staircase rises to the first floor. There is lift access to all floors, a rear door to the secure parking and access to the communal basement.

Entrance Hall

A private door opens to the spacious hallway with door entry intercom system, wood effect herringbone pattern click flooring and dado rail. There is plenty of room for coats, boots and shoes, window to the side and doors off to the main accommodation. In addition there is a walk in store room.

Walk in Store Room

4'9" x 3'5" (1.47 x 1.05)

Incredibly useful room with window to the side, fitted shelving and ample plug sockets for any appliances.

Lounge/Diner

19'9" (max) x 21'8" (6.04 (max) x 6.62)

A beautiful room flooded with light from dual aspect windows providing a view of Cader Idris and Barmouth hills, sea glimpses and town vistas. A focal point is the feature wooden fire surround with electric fire on marble hearth. On either side are bespoke alcove shelving units and there is access to the large loft.

Breakfast Kitchen

11'10" x 11'9" (3.61 x 3.6)

Very well equipped with a range of wall and base units including 2 larger style units housing the integrated fridge freezer and the gas boiler. There is a built in oven and grill with 4 ring gas hob and extractor over, integrated dishwasher and space for a

washing machine.

There is ample space for a kitchen table and chairs.

Principal Bedroom

13'9" x 14'7" (4.21 x 4.45)

A king sized room with dual windows providing distant sea views and benefitting from 3 built in wardrobes. Door to en-suite:

En-Suite to Principal Bedroom

With white suite comprising of quadrant shower cubicle, low level WC and hand basin. Heated towel rail, fully tiled walls and vinyl cushion flooring.

Bedroom 2

11'8" x 10'4" (3.58 x 3.17)

A generous double with window to the side providing town and hillside views.

Bedroom 3

11'8" x 8'2" (3.58 x 2.50)

A third double with window to the side providing town and hillside views. There is also access to the loft.

Bathroom

11'3" x 6'9" (3.44 x 2.07)

Spacious and luxurious with white five piece suite comprising of bath with shower attachment, shower cubicle with mains shower, hand basin in vanity unit, low level WC and bidet. Heated towel rail, part tiled walls, window to the side, vinyl cushion flooring and loft access.

Basement Storage

The apartment has the benefit of sharing the extremely large basement which is the perfect area for storing beach paraphernalia, out door equipment, bikes etc.





Loft Storage

The property benefits from three large loft spaces which could be converted to additional accommodation subject to planning and building control.

Gated Private Parking

To the rear is a gated private car park with allocated parking for the apartments and an entrance door to the communal hallway.

Communal Grounds

To the front there are large communal grounds with plenty of room for seating areas facing the coast and perfect for watching the world go by. To the rear is the gated carpark.

Additional Information

The property is connected to mains electricity, gas, water and drainage. It benefits from gas central heating and is fully double glazed. It also has a door entry intercom system.

Tenure

The property is leasehold with 106 years remaining on a 125 year lease from Oct 2005. All residents have a share of the freehold.

Please note commercial holiday letting is not permitted.

Service charge and ground rent are approx. £1800 per annum.

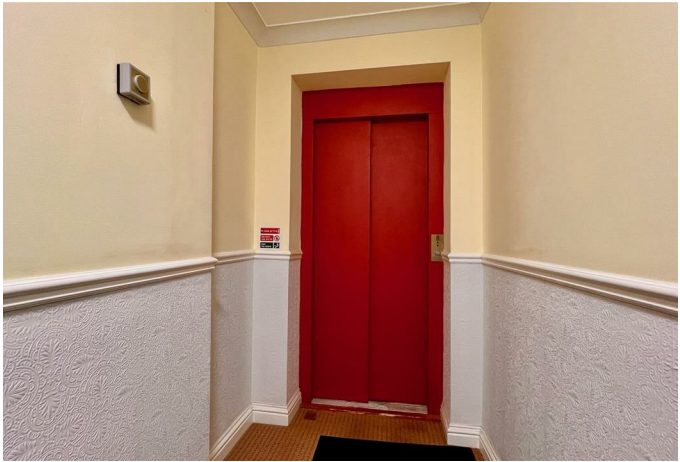
Barmouth and its Surrounds

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.

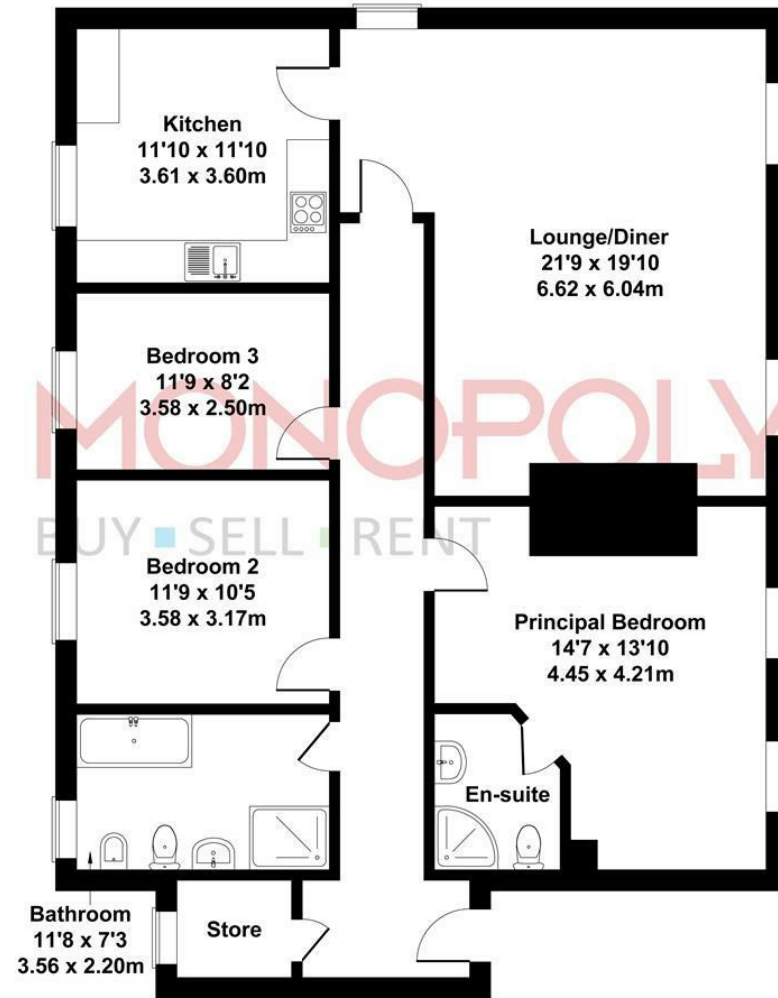






13 Marine Court

Approximate Gross Internal Area
1324 sq ft - 123 sq m

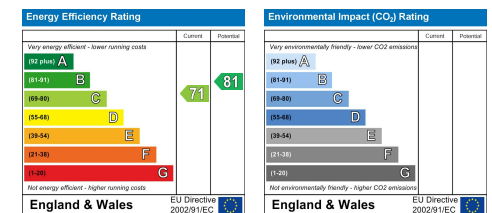


not drawn to scale, for illustrative purposes only

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.





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