



5

Barmouth | LL42 1NB

£195,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



5

Barmouth | | LL42 1NB

A truly seafront ground floor 2 bedroom apartment just across from the beautiful Barmouth beach with views of sandy dunes and mountain ranges.

This charming spacious apartment offers easy accessibility, and will appeal to buyers of all ages seeking a coastal home in a prime location. The apartment is light and airy with large sea facing windows. The principal bedroom includes a well appointed en-suite shower room, and both the contemporary kitchen with integrated appliances and the additional WC add to the practicality of the home.

Without any flats above, it is in a unique position and has the superb benefit of a converted loft space creating an additional large second bedroom with exposed ceiling beams accessed via a spiral staircase that adds character and charm to the home.

The property also boasts a valuable private gated parking area, ensuring convenience and security for residents. There are communal patio gardens, perfect for relaxing outdoors, soaking in the coastal views and enjoying the sea air. For those in need of extra storage, a share of the basement storage is available, providing ample space for belongings, outdoor equipment etc.

The property is double glazed and benefits from gas central heating, ensuring comfort throughout the year. With all local amenities within walking distance, this home is perfectly situated for a peaceful yet vibrant lifestyle by the sea.

Importantly, there is no onward chain, allowing for a smooth and efficient purchase process. This property is a rare find, combining modern living with accessibility, charm of coastal life, parking, storage, outside space and of course beachfront location, making it an ideal choice for both buyers and investors alike.

- BEACHFRONT LOCATION - with two bedrooms and Barmouth beach just across the road
- VALUABLE GATED PARKING - dedicated parking space for one car
- GROUND FLOOR - with additional first floor second bedroom and no flats above
- NO ONWARD CHAIN
- BASEMENT STORAGE - share of area in large basement
- WELL EQUIPPED KITCHEN - integrated appliances
- ATTRACTIVE LOUNGE/DINER - large dual aspect windows with dune and mountain views
- OUTSIDE SEATING AREA - share of communal gardens
- GAS CENTRAL HEATING AND DOUBLE GLAZING



Communal Entrance Hall

A door from the front patio gardens opens to a small hallway with door to the apartment.

Private Entrance Lobby

The private entrance door opens to a welcoming lobby with large window, space for coats and boots.

Lounge/Diner

17'1" x 16'10" (5.22 x 5.14)

A light and airy room with large windows to the front looking over the dunes and mountains, two additional windows to the rear, further enhancing the light and bright feel.

To the rear is a natural dining area, with the seating to the front and a spiral staircase rising to the first floor creating an interesting and charming feature in this characterful room.

Double glazed doors lead to the kitchen and a door leads to the bedroom.

Kitchen

13'6" x 8'9" (4.14 x 2.68)

Well equipped with a range of wall and base units, built in double oven with gas hob and extractor over, built in washing machine, fridge freezer, wood effect laminate flooring and recessed spotlights.

A door leads to a rear lobby with bay window and door to the WC.

WC

5'8" x 2'9" (1.73 x 0.85)

With tiled floor and part tiled walls, low level WC with integrated hand basin.

Bedroom I

11'3" x 9'7" (3.45 x 2.93)

The spacious double bedroom benefits from dual aspect large windows with dune and mountain views and large en-suite shower room.

En-Suite Bedroom I

9'7" x 5'4" (2.93 x 1.65)

Very spacious and fully tiled with large shower cubicle, low level WC, hand basin in vanity unit plus a bidet. Obscure window, heated towel rail.

Bedroom 2 Loft Room

This attractive large room is accessed via the spiral staircase and benefits from a window to the rear and exposed ceiling beams. It is a perfect second bedroom, hobby room or home office. Some restricted head space.

Gated Parking

To the rear is a gated private car park with allocated parking for the apartments.

Communal Grounds

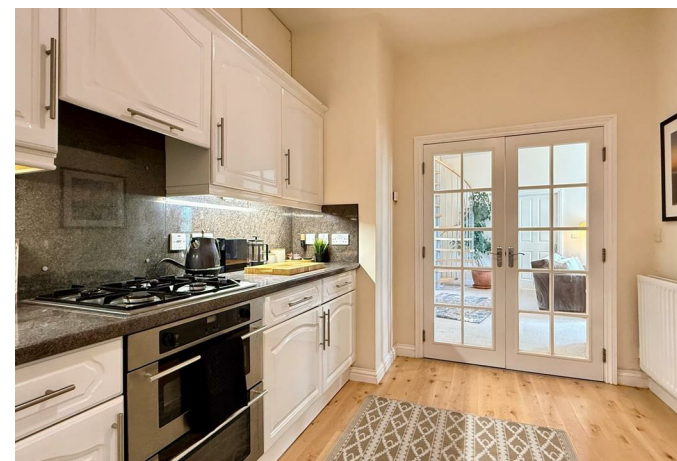
To the front there are large communal grounds with plenty of room for seating areas facing the coast and perfect for watching the world go by. To the rear is the gated carpark.

Share of Basement

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.

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.

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.

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

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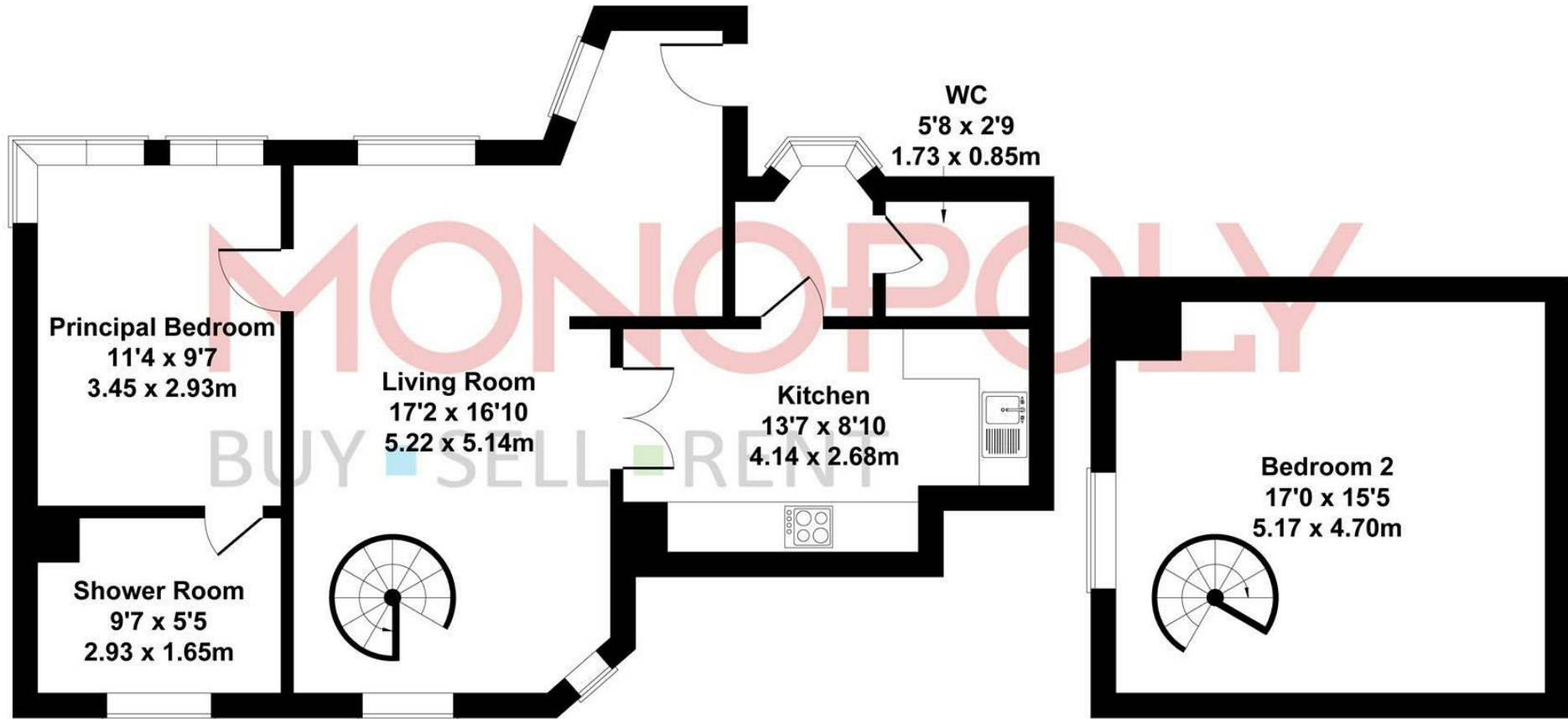
Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked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





5 Marine Court

Approximate Gross Internal Area
990 sq ft - 92 sq m



GROUND FLOOR

FIRST FLOOR

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.

Energy Efficiency Rating		Current	Future	Environmental Impact (CO ₂) Rating		Current	Future
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-91) A				(81-91) A			
(81-91) B				(71-80) B			
(69-80) C				(55-65) C			
(55-65) D				(35-54) D			
(35-54) E				(21-34) E			
(21-34) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs							
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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