



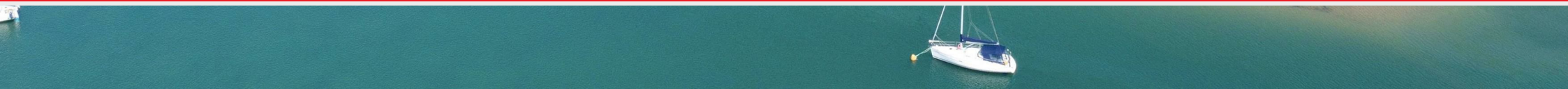
## 2 Porkington Terrace

Barmouth | LL42 1LX

£199,950

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# 2 Porkington Terrace

Barmouth | | LL42 1LX

Located on the iconic Porkington Terrace of Barmouth, this delightful three-bedroom apartment occupying the top floor of a Victorian stone built house offers a unique blend of character and modern living.

This spacious apartment has the most beautiful Mawddach Estuary and Cader Idris Range views from all front facing rooms. It is light and bright throughout with very attractive rock and greenery views to the rear.

The vendors have created a charming private patio to the rear and additionally, residents have access to a shared private garden for No 2 plus communal gardens for Porkington Terrace residents just across the road.

The well proportioned and generous accommodation includes a spacious kitchen and dining area, large lounge with incredible views and 3 bedrooms, bathroom with bath and shower, plus small utility.

The high ceilings and stripped floorboards add to the home's charm, while the feature fireplaces (not in use) serve as stunning focal points in the living spaces. In addition there is access to a large private loft space providing ample storage. Also, there is a shared secure external storage area.

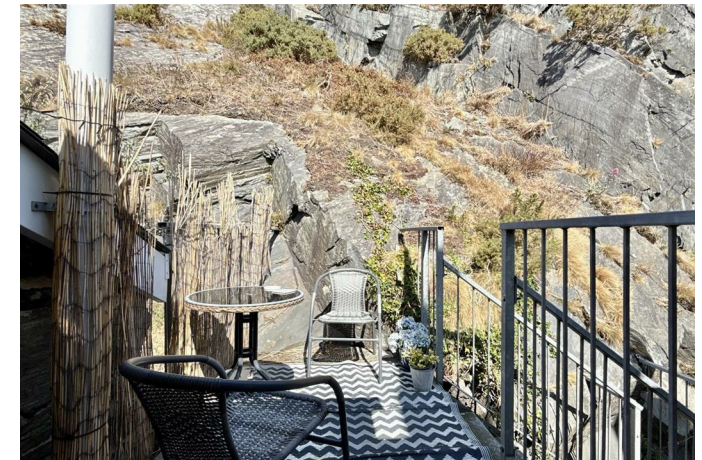
With extremely well-maintained communal areas, there are only 4 apartments in the building, all with a share of the Freehold and on road parking is available opposite.

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.

This charming apartment is not just a home; it is a lifestyle choice, offering both comfort and convenience in one of Wales' most picturesque locations

- 3 bedroom apartment with incredible sea, bridge, estuary and mountain views in Victorian building
- Spacious and light throughout and full of character
- Access to patio seating area to rear plus use of shared gardens to the front, on road parking available opposite
- Minutes walk from High Street and across road to "secret beach" and additional resident's gardens
- Large kitchen/diner plus separate utility area
- Full of character with stripped floor boards, feature period fireplaces (not in use)
- Share of freehold and long lease (983 years) in extremely well maintained building of just 4 apartments
- Double glazed with gas central heating
- Shared secure external storage area
- Please note: the property has a C3 classification and can only be used for a primary residence



### Private Entrance Hall

Entrance vestibule with original wooden staircase and banister leading to landing area with utility/storage cupboard housing 'Glow Worm' boiler, and plumbing and space for a washing machine. Loft hatch and access to living area and bedrooms.

### Kitchen/Diner

11'4" x 11'9" (3.47 x 3.6)

With Velux window plus glazed door to rear proving green hillside and rock views this light and spacious kitchen has a range of wall and base units under a wooden work surface, electric cooker with gas hob, stainless steel sink and drainer, built in fridge freezer, built in wine rack. Space for 6 seater dining table, ceramic tiled flooring. Glass uPVC door to rear/fire escape where there is a charming private patio seating area.

### Living Room

12'6" x 11'9" (3.83 x 3.6)

Dominated by the window to front with spectacular views over Barmouth Bridge and the Mawddach Estuary; this characterful room has stripped wooden floorboards and original fire surround with slate hearth.

### Bedroom 1

11'9" x 12'7" (3.59 x 3.84)

A good sized double bedroom with window to front with magnificent views, original fire surround and stripped wooden floorboards.

### Bedroom 2

8'6" x 12'8" (2.6 x 3.87)

A further double with spectacular views from the window to front and stripped wooden floor.

### Bedroom 3

11'3" x 8'5" (3.45 x 2.57)

A double room to the rear with Velux window

providing views up the hillside. Stripped wooden floorboards.

### Bathroom

7'10" x 6'6" (2.39 x 1.99)

With white suite comprising of bath with mains shower over, low level W.C.hand basin, ceramic tile flooring and Velux window with hillside views.

### Private Patio Area

To the rear, a door from the kitchen leads out to the fire escape where the current owners have created a charming private patio seating area with a hillside backdrop.

### Shared Garden

To the front there are raised terraces with lawns and seating areas facing the estuary with magnificent views which are for use of residents of No 2 only.

### Communal Gardens

There are large gardens on the other side of the road opposite which are shared and maintained amongst all the residents of the Terrace. To the rear of the property is the fire escape steps with the rock face behind.

### Tenure

Terms of the Lease: approx 983 years. Vendor of the flat owns 25% share of the freehold and there is a Porkington Terrace Management Company.

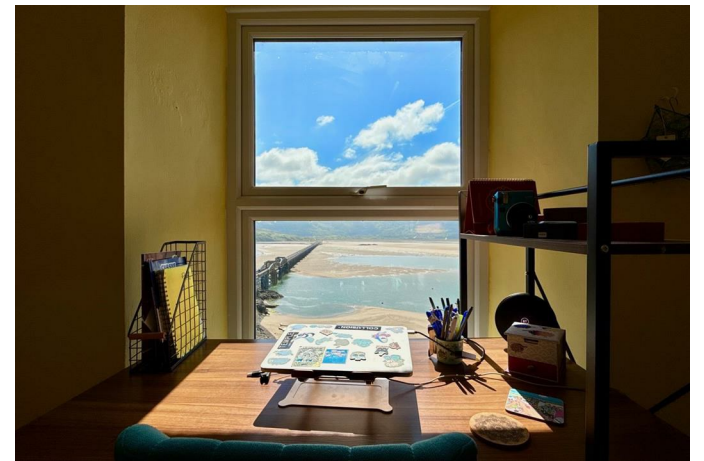
Service charge is £300 per annum and there is no ground rent payable.

### Additional Information

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

Article 4 Class C3 primary residential use only





### **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.



Approximate Gross Internal Area  
89.5 sq m / 963 sq ft

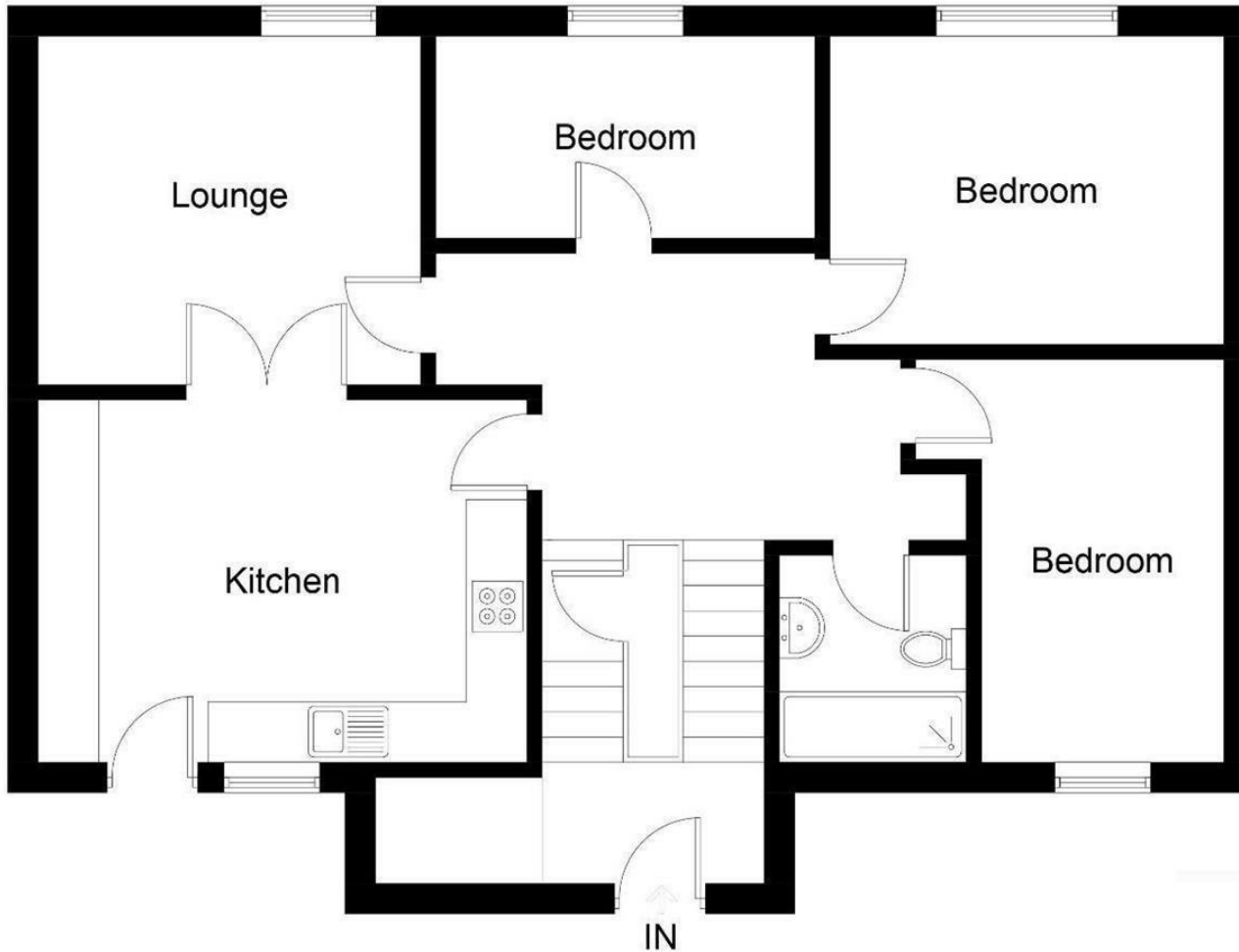


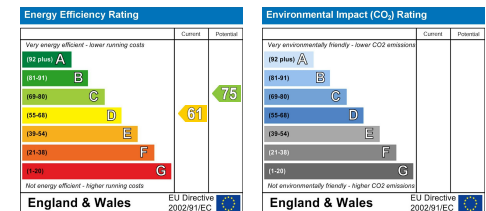
Illustration for identification purposes only,  
measurements are approximate, not to scale.

**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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