



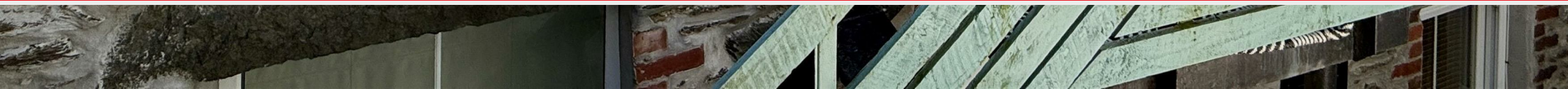
## 2 Cambrian Cottage

Barnmouth | LL42 1BE

£135,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT





# 2 Cambrian Cottage

Barmouth | | LL42 1BE

Ideally situated for both the town amenities and beach, this first floor 2 double bedroom apartment is located in the conservation area in the older part of town, locally known as The Rock, and makes for a delightful seaside home. Its is just minutes walk from the high street tucked away from the hustle and bustle on a pedestrian lane.

The traditional stone building with slate roof has two double bedrooms, make it an ideal choice for families, couples, or those seeking a private coastal retreat or investment opportunity. There are even sea glimpses over the rooftops from the lounge and bedroom.

The spacious lounge is flooded with light with triple aspect windows and the galley kitchen is well-equipped. The bathroom boasts both a bath and a shower over. A useful loft space provides additional storage.

This apartment benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Its prime location on the Rock means you are just a short stroll away from the vibrant high street, where you can enjoy local shops, cafes, and the stunning beach.

Whether you are looking for a holiday bolt hole, a permanent residence, or an investment opportunity, this property is a fantastic choice. With its excellent coastal position and flexible layout, it truly embodies the essence of seaside living. Don't miss the chance to make this lovely apartment your own.

It is being sold with the benefit of NO ONWARD CHAIN.

Note: this property can be purchased as a second home but currently not as a commercial holiday rental (ask agent for further details). 978 years remaining on 999 year lease.

- Two double bedroom first floor apartment on The Rock
- Spacious lounge with sea glimpses
- Two double bedrooms
- Well equipped kitchen
- Quite location just minutes from High street and beach
- Perfect coastal home or private holiday retreat
- NO ONWARD CHAIN
- Fully double glazed with gas central heating
- Long lease (978 years remaining of 999 year lease). Pets are allowed.
- Useful loft space



### Entrance Hall

The property is approached by metal steps leading to the private entrance door opens to the hallway with access to lounge and kitchen and door to bedroom 1.

### Lounge

16'6" x 10'6" (5.04 x 3.22)

A large light room with triple aspect windows providing sea glimpses over the roof tops of the cottages on the Rock.

### Galley Kitchen

8'3" x 5'5" (2.54 x 1.67)

Well equipped with a range of wall and base units and tiled splashbacks, space for cooker, space and plumbing for both a dishwasher and a washing machine and click wood effect grey flooring.

### Bedroom 1

10'9" x 9'8" (3.28 x 2.97)

A double room with window to the front.

### Bedroom 2

11'11" x 9'8" (3.65 x 2.95)

A further double with sea glimpses from the large window to the rear.

### Bathroom

6'4" x 5'5" (1.95 x 1.66)

With white suite comprising of P shaped bath with mixer shower over, low level WC and hand basin. Window to the side and part tiled walls.

### Rear Lobby

Having access to the kitchen, doors to the bathroom and bedroom 2 and a storage cupboard.

### Tenure

We are advised that the property has a shared freehold with the below apartment with each

owning the others freehold and granting a 999 year lease to the respective properties. (please see agent for details). There is 978 years remaining on the lease.

Ground rent is peppercorn £1.00 per annum. Buildings insurance is shared as are other maintenance and repair costs as detailed in the lease (ask agent for further details).

We understand that the property can be enjoyed as a second home but not currently as a commercial holiday rental.

### Additional Information

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

### 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

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 cooperation in order that there will be no delay in agreeing the sale.

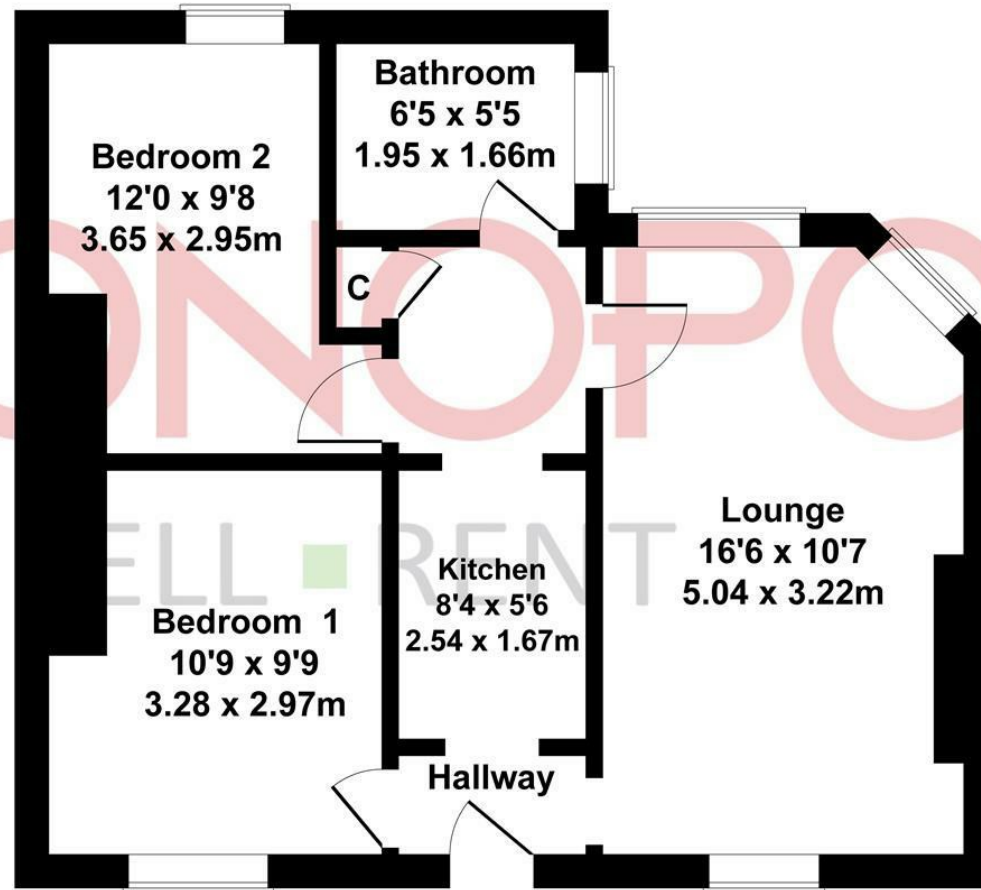
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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 details must therefore be taken as a guide only.





# 2 Cambrian Cottage, Cambrian Street Barmouth, LL42 1BE

Approximate Gross Internal Area  
560 sq ft - 52 sq m

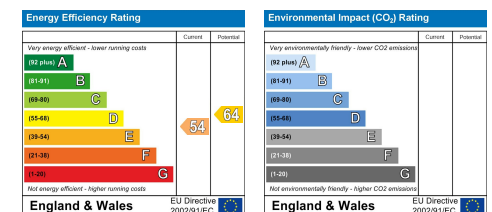


**Not Drawn To Scale, For Illustrative Purposes Only.**

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