



Hendre Hall

Barmouth | LL42 1RE

£249,900

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Barmouth | | LL42 IRE

A unique and special garden apartment offering a unique blend of elegance and comfort. Once part of a grand Victorian house, this three-bedroom residence boasts an impressive array of original features, including stunning tiled floors and high ceilings that create a sense of space and grandeur.

The private garden to the front is a wonderful addition and designated parking next to the front door for up to 3 cars is a rare find in this location.

Once the main living areas of a grand Victorian period home, the principal rooms are generously proportioned, and the apartment enjoys a favourable orientation, allowing for delightful views that stretch beyond the town and towards the sea, making it a truly special place to call home.

With both a family bathroom and en-suite to principal bedroom, this property caters to modern living while maintaining its historical charm. All three bedrooms can accommodate a king sized bed. The bathrooms and kitchen are contemporary and well appointed.

The apartment is perfect as a coastal home or private holiday retreat. Commercial holiday letting is not permitted under the terms of the lease.

The property is also equipped with gas-fired central heating and double glazing, ensuring comfort throughout the seasons. All residents enjoy a share of the freehold.

Located within walking distance to both the beach and the town centre, residents can easily enjoy the local amenities and the stunning natural beauty that Barmouth has to offer. This well-maintained and beautifully presented apartment is a rare opportunity that should not be missed. Viewing is highly recommended to fully appreciate the charm and character of this remarkable property.

- GARDEN APARTMENT - 3 bedroomed in elegant Victorian Building
- PARKING - designated parking for 3 - 4 cars
- GARDEN AND TERRACE - lawn and patio facing the coast
- SEA VIEWS - from the terrace and front facing rooms
- ENSUITE AND FAMILY BATHROOM - well appointed and stylish
- ORIGINAL FEATURES - decorative tiled flooring, high ceilings, well proportioned rooms
- CONTEMPORARY KITCHEN - with space for dining table
- SHARE OF FREEHOLD
- CLOSE TO BEACH AND TOWN CENTRE - walking distance of amenities
- DOUBLE GLAZED WITH GAS CENTRAL HEATING



Entrance Porch

5'11" x 7'2" (1.81 x 2.19)

Covered pillared entrance with quarry tiled threshold leads to the private front entrance door. With period style entrance door, highly decorative floor tiling, high ceiling and window with views up to the rock and tropical palm tree and shrubs. Glazed double doors open to the spacious hallway.

Entrance Hall

10'5" x 6'2" (3.18 x 1.9)

A beautiful space with Minton style tiled floor, dado and picture rails, doors off to the accommodation and large storage cupboard.

Living Room

17'10" x 13'9" (5.46 x 4.2)

Flooded with light from the large bay window with wooden panelling which looks over the private front garden with views extending over the town to Cardigan Bay. Wood effect laminate flooring, attractive 'Marble' effect fireplace surround with real flame effect electric fire inset and shelved alcoves. Elegant with high ceilings and picture rails.

Kitchen/Diner

15'1" x 13'1" (4.6 x 4)

Well equipped contemporary kitchen with large windows and French door opening to the private garden and providing attractive garden views.

There is a range of wall and base units, built in double oven, gas hob with extractor over, space for under counter fridge, space and plumbing for washing machine and a tumble drier and space for freestanding fridge freezer. Belfast sink, contemporary splashbacks and slate effect laminate floor tiles. There is space for a dining table and chairs and a door opens to the private garden.

Principal Bedroom

12'9" x 19'4" (3.9 x 5.9)

A king sized room with sea views from the double height windows and with door to en-suite.

A French door leads out to the garden and the room benefits from high ceilings and wood effect laminate flooring.

En-Suite Principal Bedroom

4'7" x 7'2" (1.4 x 2.2)

Fully tiled floor and walls, white suite comprising of walk in shower, hand basin in vanity unit and low level WC. Obscure window to the front.

Bedroom 2

11'8" x 12'5" (3.57 x 3.8)

Two steps lead to the second king sized bedroom with three large windows looking out to the rocks and shrubs.

Bedroom 3

10'1" x 13'3" (3.08 x 4.06)

A third king sized room with obscure window to the rear.

Family Bathroom

10'2" x 9'10" (3.1 x 3.0)

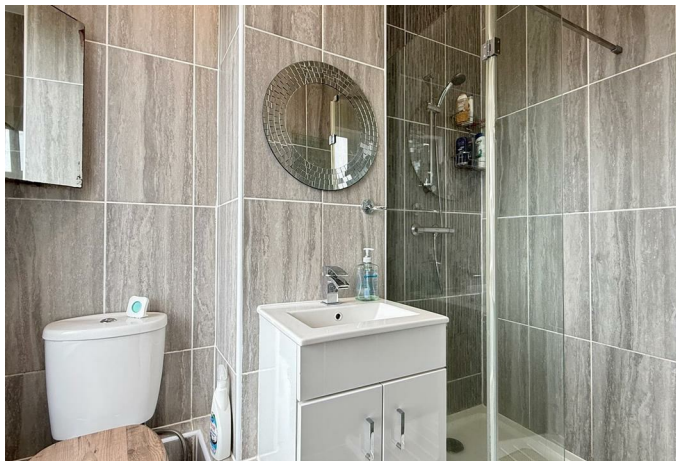
Three steps lead to the family bathroom with grey wood effect laminate flooring and contemporary part tiled walls. White suite comprising of bath with shower over, hand basin and low level WC. Window to the rear.

Exterior

The private garden is a unique and special feature.

At the front of the property there is a shared tarmac driveway leading to a private parking area with timber storage shed. Steps lead up to a raised seating area built into the rock face and featuring





planted shrub borders. Covered pillared entrance with quarry tiled threshold to the front entrance door. Personal gate and wooden archway leading into the private enclosed front garden featuring a paved seating terrace and lawn, enclosed by wrought iron fencing with a central Wisteria covered pergola offering a pleasant outside space to relax and admire the sea views. There is also a small pond, and further gravelled areas. French doors from the kitchen and principal bedroom open to the paved terrace.

Parking

At the front of the property there is a shared tarmac driveway leading to a private parking area where there is parking for up to 3 to 4 cars.

Tenure

The property is Leasehold and the owner of Flat 1 holds 1/5th of the Freehold. The residents have formed a Management Company and the owner of Flat 1 will own 1/5th of the freehold of the building. There are 98 years left on the lease.

We are told that the annual service charge this year is £2,160 which includes a reserve fund for future work if required. This is reviewed on an annual basis by the Management Company.

There is no ground rent charged.

Pets are allowed by permission of the Management Company.

Commercial holiday letting is not permitted however long term residential lets are.

Potential buyers are advised to make their own enquiries regarding the above.

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

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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.



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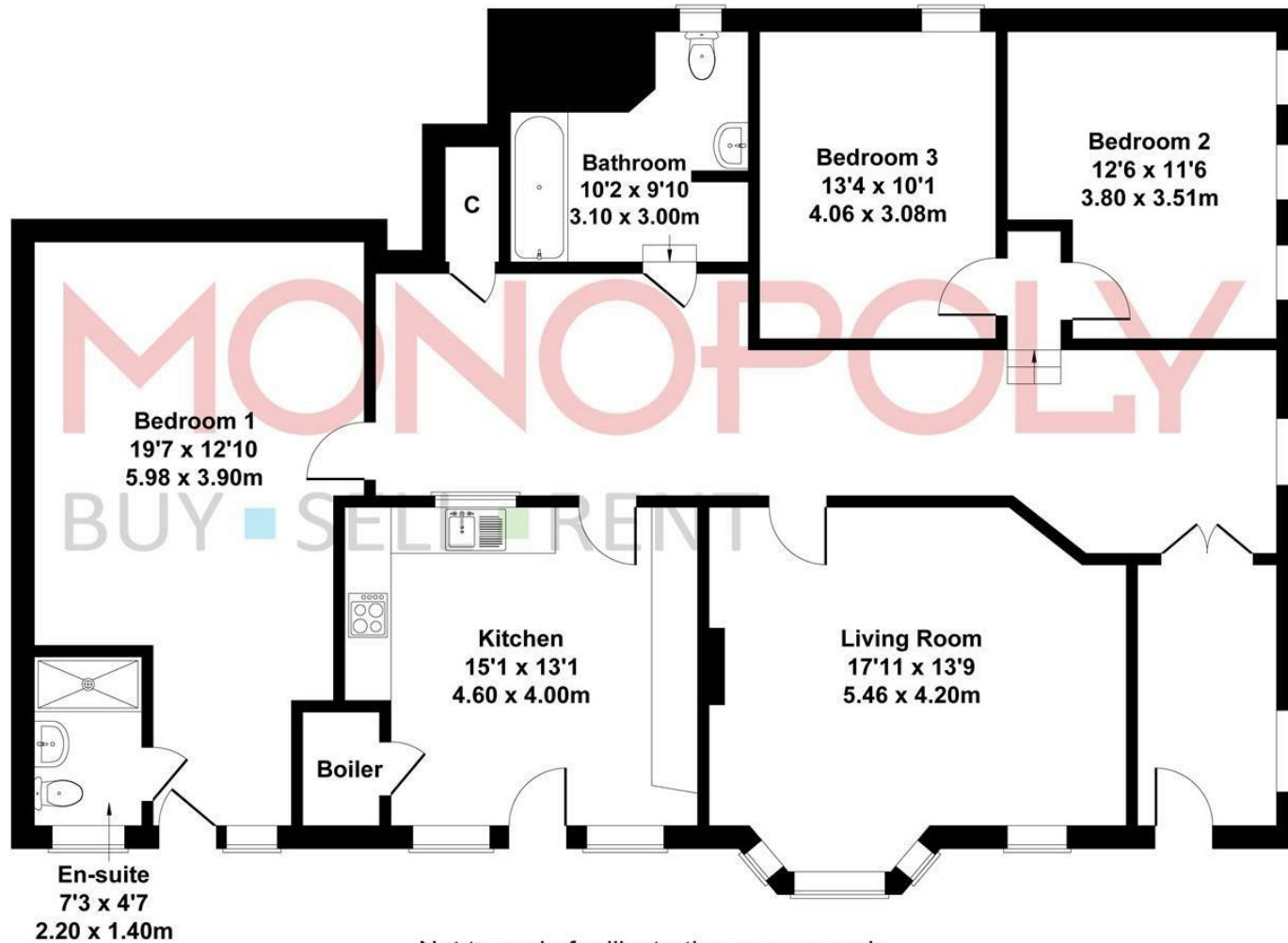
Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked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





Flat 1 Hendre Hall

Approximate Gross Internal Area
1636 sq ft - 152 sq m



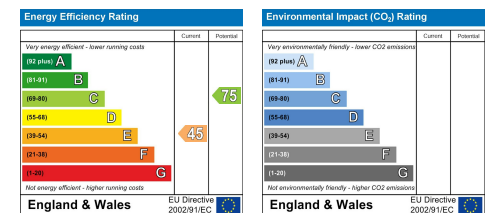
Not to scale for illustrative purpose only

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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