



Tom Parry

7 Wellington Terrace, Barmouth, LL42 1HR
Offers in the region of £225,000

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Positioned in the charming coastal town of Barmouth, 7 Wellington Terrace presents an excellent opportunity for those seeking a family home with great potential. This delightful house features three well-proportioned bedrooms, making it ideal for families or those looking for extra space. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

While the home requires some updating, it offers a blank canvas for buyers to personalise and create their dream living space. Why not extend the kitchen into the rear outbuilding and create a large kitchen/diner? Or knock through into the current dining room for a contemporary open plan flow? So much potential to be discovered.

The enclosed garden to the rear provides a safe and secure area for children to play or for gardening enthusiasts to cultivate their green thumb.

Situated in a pleasant location, this property is conveniently close to local amenities and the stunning beaches that Barmouth is renowned for. Additionally, there is private parking available for one vehicle, adding to the convenience of this lovely home.

In summary, 7 Wellington Terrace is a promising family residence that combines space, potential, and a desirable location, making it a wonderful opportunity for those looking to invest in a property in this picturesque part of Wales.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALLWAY

4.48 x 1.80 (14'8" x 5'10")

Carpeted with front door to external, storage heater, staircase, doors into lounge, dining room and kitchen

LOUNGE

4.33 x 3.19 (14'2" x 10'5")

Carpeted, night storage heater, electric fire with surround, uPVC window to front aspect

DINING ROOM

4.31 x 3.49 (14'1" x 11'5")

Carpeted, gas fire, uPVC patio doors to rear garden

KITCHEN

2.54 x 2.58 (8'3" x 8'5")

Vinyl flooring, range of floor-standing and wall-mounted cupboards, stainless steel sink and drainer, space and plumbing for washing machine, space for freestanding electric cooker and fridge-freezer, uPVC window to rear aspect, door to rear garden.

FIRST FLOOR

LANDING

2.35 x 2.15 (7'8" x 7'0")

Carpeted, doors to bedrooms and bathroom

BEDROOM 1

3.65 x 3.39 (11'11" x 11'1")

Carpeted, night storage heater, uPVC window to front aspect

BEDROOM 2

4.05 x 3.35 (13'3" x 10'11")

Vinyl flooring, uPVC window to rear aspect

BEDROOM 3

2.56 x 2.78 (8'4" x 9'1")

Vinyl flooring, night storage heater, uPVC window to front aspect

FAMILY BATHROOM

2.11 x 1.95 (6'11" x 6'4")

White suite comprising W/C, sink, walk-in shower with Triton T702 electric shower, window to rear aspect with modesty glass

EXTERNAL WORKSHOP

2.59 x 2.80 (8'5" x 9'2")

With window to rear, stainless steel sink and storage cupboards.

EXTERNAL

To the front of the property is an enclosed garden with landscaping for low maintenance.

A path leads down the side of the property to rear garden. There is a generous lawned area alongside a paved patio, perfect for family evenings al-fresco.

Double gates at the end of the garden provide access to private parking.

LOCATION

The property is located in the popular coastal resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea.

Barmouth 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.

SERVICES

Mains water, drainage, electricity and gas.

MATERIAL INFORMATION

Freehold property of standard construction.
Gwynedd Council tax band C
Main residence







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Energy performance certificate (EPC)	
7 Wellington Terrace BARMOUTH	Energy rating: D
Valid until: 16 February 2036	Certificate number: 6436-212-6500-0843-9292
Property type: Semi-detached house	
Total floor area: 86 square metres	

