



# Tom Parry

2 Moss Bank King Edward Street, Barmouth, LL42 1NY

Offers in the region of £165,000

## 2 Moss Bank King Edward Street, Barmouth, LL42 1NY

Welcome to 2 Moss Bank, Barmouth - a charming location for this spacious 3-storey elevated mid-terrace house! This property boasts 2 reception rooms and 4/5 bedrooms, offering ample space for comfortable living.

Although this property requires renovation, the potential it holds is truly exciting. Imagine the possibilities of transforming this house into your dream home, tailored to your tastes and preferences. With a bit of vision and effort, this property could become a stunning residence in a sought-after location.

The layout of this house provides a great foundation for creating a warm and inviting living space. The 2 reception rooms offer flexibility for entertaining guests or simply relaxing with your family. The 4 bedrooms ensure that everyone has their own private retreat within the house.

The proximity to the town centre means that amenities, shops, and dining options are all within easy reach. Whether you enjoy a leisurely stroll through town or prefer the convenience of nearby facilities, this location offers the best of both worlds.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### GROUND FLOOR

#### ENTRANCE HALLWAY

Stairs leading to first floor, electric storage heater, doors leading to

#### LOUNGE

2.92 x 5.07 (9'6" x 16'7")

Feature fireplace with copper canopy, exposed stone surround, electric storage heater, floor boards

#### DINING ROOM

3.45 x 3.79 (11'3" x 12'5")

Exposed stone fireplace with original alcove shelving to both sides, large under stairs storage cupboard, electric storage heater, vinyl flooring, open recess into

#### KITCHEN

4.14 x 1.05 (13'6" x 3'5")

Stainless steel sink and drainer unit, space and plumbing for washing machine, free standing units, window to rear, door leading to outside

### FIRST FLOOR

#### LANDING

Doors leading to

#### BEDROOM 1

2.84 x 2.95 (9'3" x 9'8")

Feature fireplace, internal window

#### BEDROOM 2

2.78 x 4.34 (9'1" x 14'2")

Window to front aspect

#### STUDY

1.12 x 2.96 (3'8" x 9'8")

Currently being used as a kitchen space but easily converted to a fifth bedroom or study, window to front aspect

#### BATHROOM

3.31 x 4.33 (10'10" x 14'2")

Large bathroom with separate dressing area - includes bath, low level w.c. and wash hand basin. Full height storage cupboards.

### SECOND FLOOR

### LANDING

Doors leading to

#### BEDROOM 3

3.00 x 4.18 (9'10" x 13'8")

At rear of property with door leading to outside onto small roof terrace

#### BEDROOM 4

4.00 x 4.67 (13'1" x 15'3")

Two windows to front with views over the town of Barmouth and sea beyond, feature fireplace, electric storage heater

#### EXTERNAL

Steps lead up from the main road to the property which is a mid terrace and has a small garden to the front.

The property does not have any parking however there is on street parking available 2 minutes walk away.

#### LOCATION

The property is located in the classic seaside resort of Barmouth "where the mountains meet the sea" Residents can lose themselves in the rugged landscapes of Snowdonia National Park or stroll along the quaint streets lined with colourful shops, restaurants and cafes. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond. Whether it's hiking, beachcombing, or simply soaking in the tranquil atmosphere, Barmouth is timeless and captivating place to live.

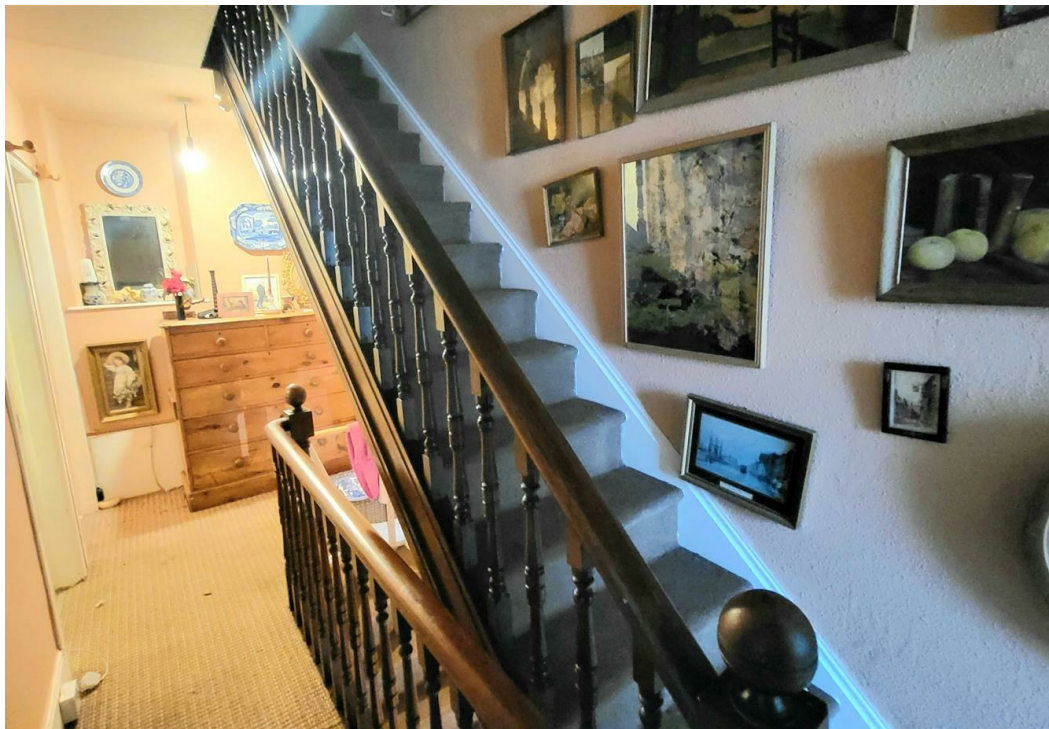
#### SERVICES

Mains water, electricity, drainage and gas.  
Gwynedd Council Tax band C

#### ADDITIONAL INFORMATION

Freehold property built around 1890's.







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.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

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2 Maple Bank King Edward Street Barnmouth		Energy rating	E	Valid until: 17 September 2024	Calculation number: 0360-2070-7410-2084-5151
Property type		Mid-terrace house			
Total floor area		125 square metres			

