



Tom Parry

1 Regents Building Church Street, Barmouth, LL42 1EW

Offers in the region of £199,950

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Step through the unremarkable door, and enter into a remarkable 2 bedroom flat! Deceptively spacious and light with harbour and beach views, 1 Regents Building is a real gem in a prime central location - minutes walk from all the delights of the seaside town yet peaceful and private. Benefitting from a large shower room/utility, tasteful interior, outside space and a share of the freehold, the flat can only be appreciated by viewing.

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

Communal entrance to the front of the property into communal hallway, stairs leading up to first floor. and entrance door into

ENTRANCE HALLWAY

Vinyl flooring, dual aspect windows, 2 radiators, stairs leading to first floor, doors leading to

BEDROOM 1

3.89 x 4.23 (12'9" x 13'10")

Door leading to outside patio, fitted carpet, radiator

BEDROOM 2

3.35 x 3.76 (10'11" x 12'4")

Window to side, fitted carpet, radiator, cupboard housing boiler for central heating system

SHOWER ROOM/UTILITY

Extremely spacious room with corner shower cubicle, wash hand basin with vanity unit below, low level w.c., space and plumbing for washing machine, space for tumble dryer, obscured window to side, radiator, half panelled walls, heated chrome towel rail

FIRST FLOOR

LOUNGE/DINER

6.02 x 4.88 (19'9" x 16'0")

Light and spacious with dual aspect windows and sea views, 2 radiators, feature fireplace with marble surround, door leading to

KITCHEN

3.06 x 4.81 (10'0" x 15'9")

Fitted with a range of contemporary wall and base units including 1 1/2 sink and drainer unit, integrated electric oven with gas hob and extractor hood above, integrated dishwasher, laminate worktops, tiled splash backs, vinyl flooring, dual aspect windows to both sides with beach and harbour views

EXTERNAL

A small, private patio with shed.

ADDITIONAL INFORMATION

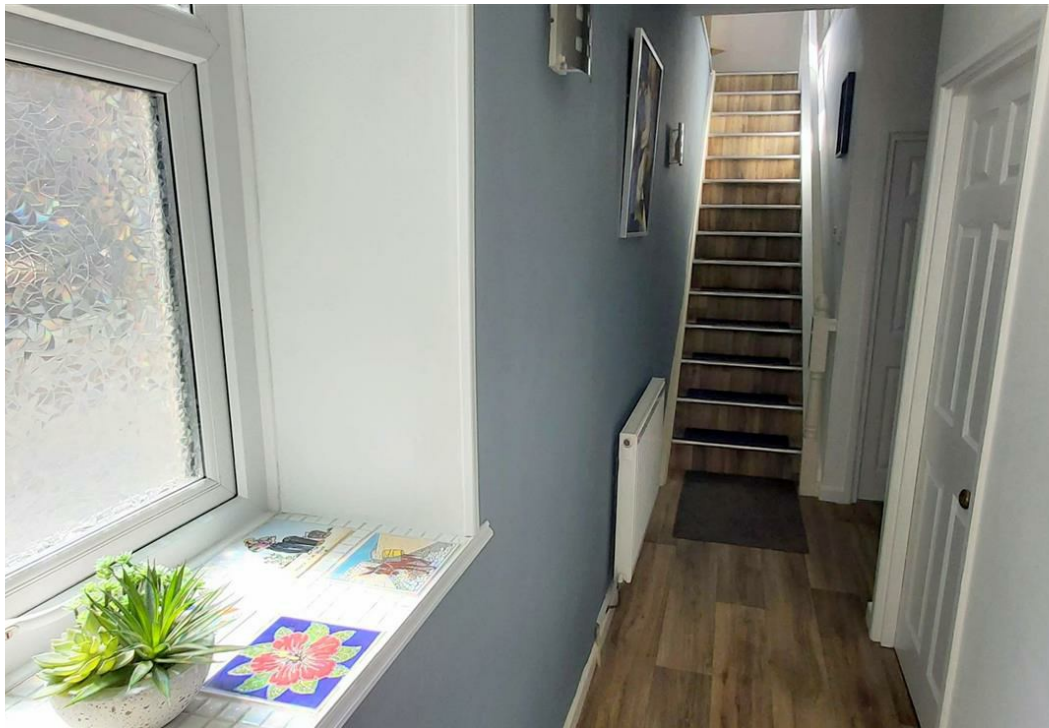
There are 3 flats and 1 retail shop in Regents Building, and each occupier owns a share of the freehold. To this end there are no communal charges.

Council Tax Band B

Mains water, drainage, electricity and gas.

Restriction on holiday letting.







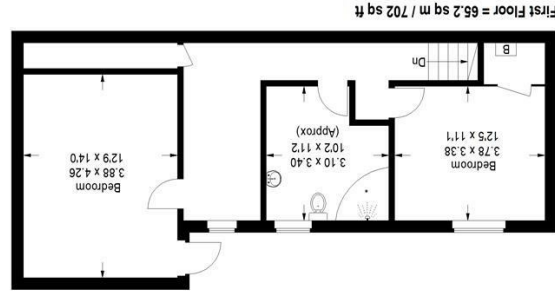
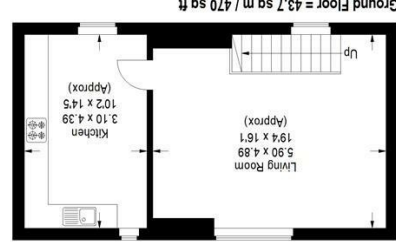
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

<p>Energy rating</p>	<p>Flat 1 Regents Buildings Church Street BARMOUTH LL42 1EW</p>	<p>Valid until 7 June 2032</p>	<p>Certificate number 6532-9925-8100-0059-6272</p>
	<p>Map data ©2022</p>		



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



Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft

Flat 1, St. Regents Building, Church Street,
Barmouth, LL421EW