



Tom Parry

1D Seaview Terrace Dinas Oleu Road, Barmouth, LL42 1BA

£75,000

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A stylish, one bedroom flat, in a period conversion, to be sold fully furnished is an opportunity not to be missed!

The flat is well presented throughout and contents are of a good quality and condition. Whether as a get away property, investment or your first home, viewing of this flat is highly recommended.

From the property there are stunning hill and coastal walks along the Mawddach Trail which takes you past the floral delight of the Frenchman's grave. and the beach and town are just a few hundred yards away.,

Lying between the mountain range of Cadair Idris and the sea. Barmouth is well known for its large sandy beach. and offers a range of facilities including shops, restaurants, Post Office, school, library, petrol station and Leisure Centre along with pony trekking, costal steam train rides, water sports and fishing. 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.

Accommodation comprises : (all sizes are approximate)

Entrance door into

ENTRANCE HALLWAY

Radiator, laminate flooring, doors into

LOUNGE

3.77 x 3.34 (12'4" x 10'11")

Feature window to front with deep sill with beautiful views over Barmouth town and beach and beyond, laminate flooring, radiator

KITCHEN

3.79 x 1.69 (12'5" x 5'6")

Fitted with a range of wall and base units including single sink and drainer unit, laminate worktops, tiled splash backs, electric oven and grill, fridge, washing machine, large window to front with beautiful town and sea views of Barmouth, vinyl flooring, ceiling spot lighting, radiator

BEDROOM

3.03 x 3.14 (9'11" x 10'3")

Window to rear, large cupboard housing "Worcester" boiler, fitted carpet, radiator, stairs down to fire exit and escape

BATHROOM

Fitted with contemporary suite comprising panelled bath with shower above and glazed screen, low level W.C., wash hand basin, wall mounted vanity unit, tiled walls, vinyl flooring, extractor fan, ceiling spot lighting

EXTERNAL

The flat is approached by steps leading to main communal door of the building.

Internally there are 4 flights of stairs to reach the flat, which is located on the top floor.

To the rear of the building there is a fire escape out of the bedroom.

ADDITIONAL INFORMATION

The property is leasehold, currently with 76 years remaining. This remaining period of the lease however is expected to be extended shortly.

All leaseholders own the freehold to the building. Management fees are £80.83 x 10 months and include upkeep of the building, insurance of the building as a whole, electricity in communal areas and annual fire safety testing.

Please note there is no vehicular access to the property.







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

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.

<div style="border: 1px solid white; padding: 5px; display: inline-block; font-size: 2em; font-weight: bold; margin: 0 auto;">E</div> Energy rating	Id Sea View Terrace Dinas Oleu Road BARMOUTH LL42 1BA
Certificate number 9498-4963-7219-4605-5950	Valid until 11 November 2025

