2 Victoria Place, Barmouth, LL42 1PR

OIRO £149,950

Leasehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

2 Bedrooms Apartment
Beautifully presesnted
Fantastic upper floor views, yet accessed at street level with no stairs
High ceilings and character features
Bright & airy living spaces
Views over the park
Full double glazing & central heating
Open plan sitting/dining room
Kitchen
Bathroom
Current EPC Rating D

2 Victoria Place is a beautifully presented two-bedroom, apartment of traditional construction beneath a slated roof. Ideally situated within close proximity of local amenities and the beach, the property offers an attractive combination of character, comfort, and convenience.

During the current owners' tenure, the apartment has undergone a number of thoughtful improvements designed to enhance both its character and sense of space. Suspended ceilings have been removed to reveal the original high ceilings and decorative cornicing, creating a brighter, more spacious, and airy interior. The sitting room fireplace has also been replaced with a more characterful feature, further enhancing the property's period charm. In addition, the apartment benefits from double glazing and gas-fired central heating throughout.

The property is likely to appeal to a wide range of purchasers, including first-time buyers, those relocating to the area, downsizers, or investors seeking a holiday let or second home.

The accommodation briefly comprises an entrance hallway, a spacious sitting/dining room, kitchen, bathroom, and two well-proportioned bedrooms.

Location
Barmouth is a charming seaside town on the west coast of Snowdonia in Gwynedd, North Wales. Famed for its long sandy beaches, Victorian architecture, and stunning mountain backdrop, it’s a favourite for both holidaymakers and those seeking a peaceful coastal lifestyle. The town offers a variety of independent shops, cafés, and restaurants, along with easy access to scenic walking and cycling routes, including the beautiful Mawddach Estuary Trail and Snowdonia National Park. Barmouth has the benefit of the Cambrian Coast Railway which has connections to various destinations to include Birmingham, Aberystwyth and Pwllheli.

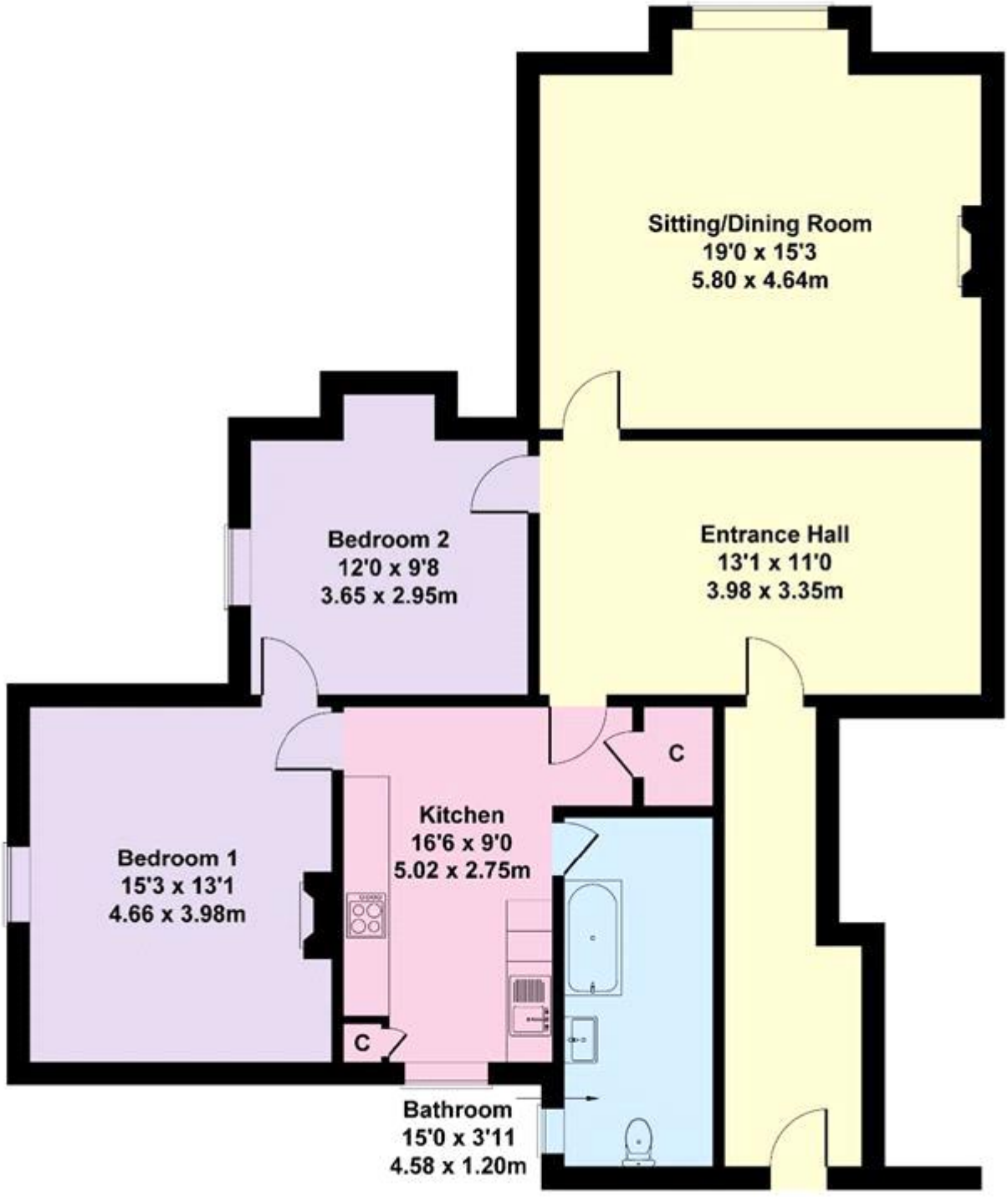
Council Tax Band: A £1639.04
Tenure: Leasehold (987 years)
Ground Rent: £1 per year
Service Charge: £300 per year
The Management Company is run by the residents of Victoria Place
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Internet via 4G Router - no fixed connection, 50mbps

Entrance	Communal walkway with wrought iron gate and railings leading up to:
Communal Entrance *w: 1.96m x l: 4.98m*	Door to front, coved ceiling, dado rail, carpet.
Hallway *w: 3.98m x l: 3.35m*	Door to front, coved ceiling, radiator, laminate flooring.
Sitting Room *w: 4.64m x l: 5.8m*	Bay window to rear overlooking the park and bowling green, original paneling, coved ceiling, picture rail, ceiling rose, decorative feature cast iron fireplace with quarry tiled hearth, timber surround, radiator, carpet.
Kitchen *w: 2.75m x l: 5.02m*	Window to front, 3 wall units, 5 base units under granite effect worktops, stainless steel sink and drainer, tiled splash back, space for washing machine, built in storage cupboard, space for Rangemaster 110 Stove, space for fridge/freezer, storage cupboard housing Worcester combi boiler, radiator, cushion floor.
Bathroom *w: 1.2m x l: 4.58m*	Window to side, panel bath with mixer shower attachment, part tiled walls, vanity wash hand basin with tiled splash back, mirrored unit, low level W.C., radiator, cushion flooring.
Bedroom 1 *w: 3.98m x l: 4.66m*	Window to side, coved ceiling, ornamental cast iron fireplace with slate surround, radiator, carpet.
Bedroom 2 *w: 3.65m x l: 2.95m*	Window to front, window to side, coved ceiling, radiator, carpet.

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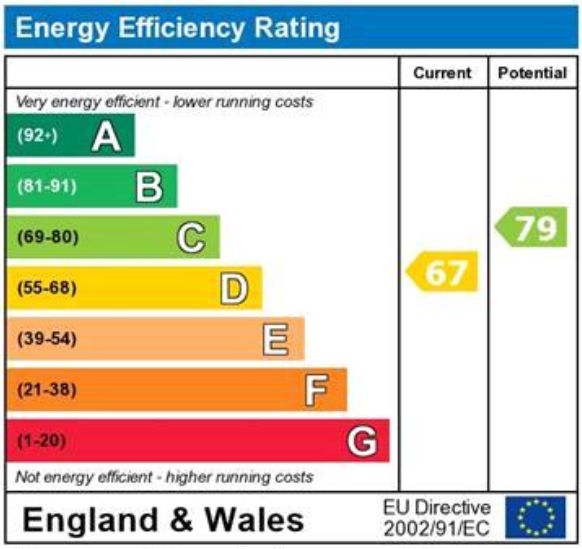
Approximate Gross Internal Area
1270 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Location


Welsh Flag Viewpoint
A496
Barmouth Slab
Heol Llywelyn
Heol-Y-Llan
Llanaber Rd
Mynach Rd
Heol-Y-Sarn
Min-Y-Môr Hotel
Marine Parade
Marine Rd
Barmouth
Barmouth
High St
Traeth Abermaw Beach
Jubilee Rd
The Last Inn
The Lobster Pot
Google
Map data ©2026



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Fixtures & Fittings

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer

To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:	A £1639.04
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3302

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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