Flat 4 Shelbourne Court, Barmouth, LL42 1AF

OIRO £79,995

Leasehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

Second floor one bedroom apartment in an imposing period property
Located close to amenities of town and the beach
Well maintained and presented
Gas central heating
Communal terrace with sea views
Benefits from long lease and shareholder in management company
Current EPC Rating D

Flat 4, Shelbourne Court is a 1 bedroom, second floor, apartment which is located at the rear of the property and is part of a sympathetic conversion of an imposing and elegant period house.

Ideally suited to first-time buyers or those looking to downsize, the property offers comfortable accommodation within easy walking distance of the town centre. Additional benefits include uPVC double glazing and gas-fired central heating. During the current vendors ownership, the apartment has been enhanced with new carpets and redecoration.

The property is held on a 999-year lease. Leaseholders are shareholders in the management company, which owns the freehold, providing residents with a shared interest in the management and ownership of the building.

The accommodation comprises briefly : entrance hallway, kitchen, sitting room, bedroom, shower room.

Outside to the front there is a very well maintained communal garden with space to sit out and enjoy the view. To the rear there is a communal courtyard.

Viewing is highly recommended.

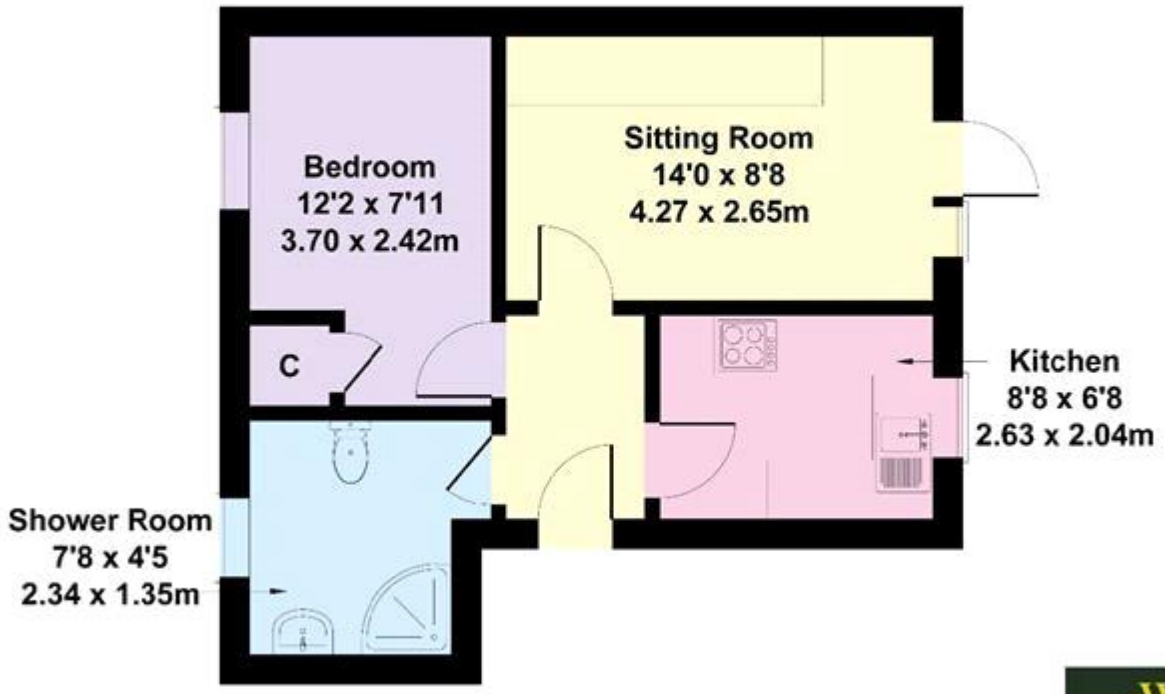
Council Tax Band: A - £1,639.04
Tenure: Leasehold (984 years)
Service Charge: £672 per year
Maintenance Charge payable by quarterly instalments
Parking options: On Street
Garden details: Communal Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Communal Entrance *w: 1.11m x l: 2.07m*	Well maintained and beautifully presented communal entrance with double oak doors, security entry phone, original Victorian tiled flooring and partial oak panelling. Up stairs leading to :

Entrance Hall	Personal entrance door, doors to all rooms, telephone entry system, radiator, carpet.
Sitting Room *w: 2.65m x l: 4.27m*	Glazed door and window panel to side (leading to fire escape), coving, inset coal effect gas fire with tiled hearth and back plate and wooden surround, radiator, carpet.
Kitchen *w: 2.04m x l: 2.63m*	Window to side, 5x base units with marble effect worktop over, tiled splash back, 5x wall cupboards with under unit lighting, stainless steel sink and drainer, inset gas hob with extractor hood above, electric oven, plumbing for washing machine, space for 'fridge/freezer, radiator, cushion floor.
Bedroom 1 *w: 2.42m x l: 3.7m*	Window to side, built-in storage cupboard housing gas combination boiler with slatted shelf, radiator, carpet.
Shower Room *w: 1.35m x l: 2.34m*	Window to side, low level WC, pedestal hand basin, quadrant shower enclosure with mains shower, heated towel rail, part wall tiling, cushion flooring.
Outside	The property is approached from the front by a gated private courtyard with room to sit and enjoy the views. To the rear there is a courtyard with lockable storage.
Services	Mains gas, electricity, water and sewerage.

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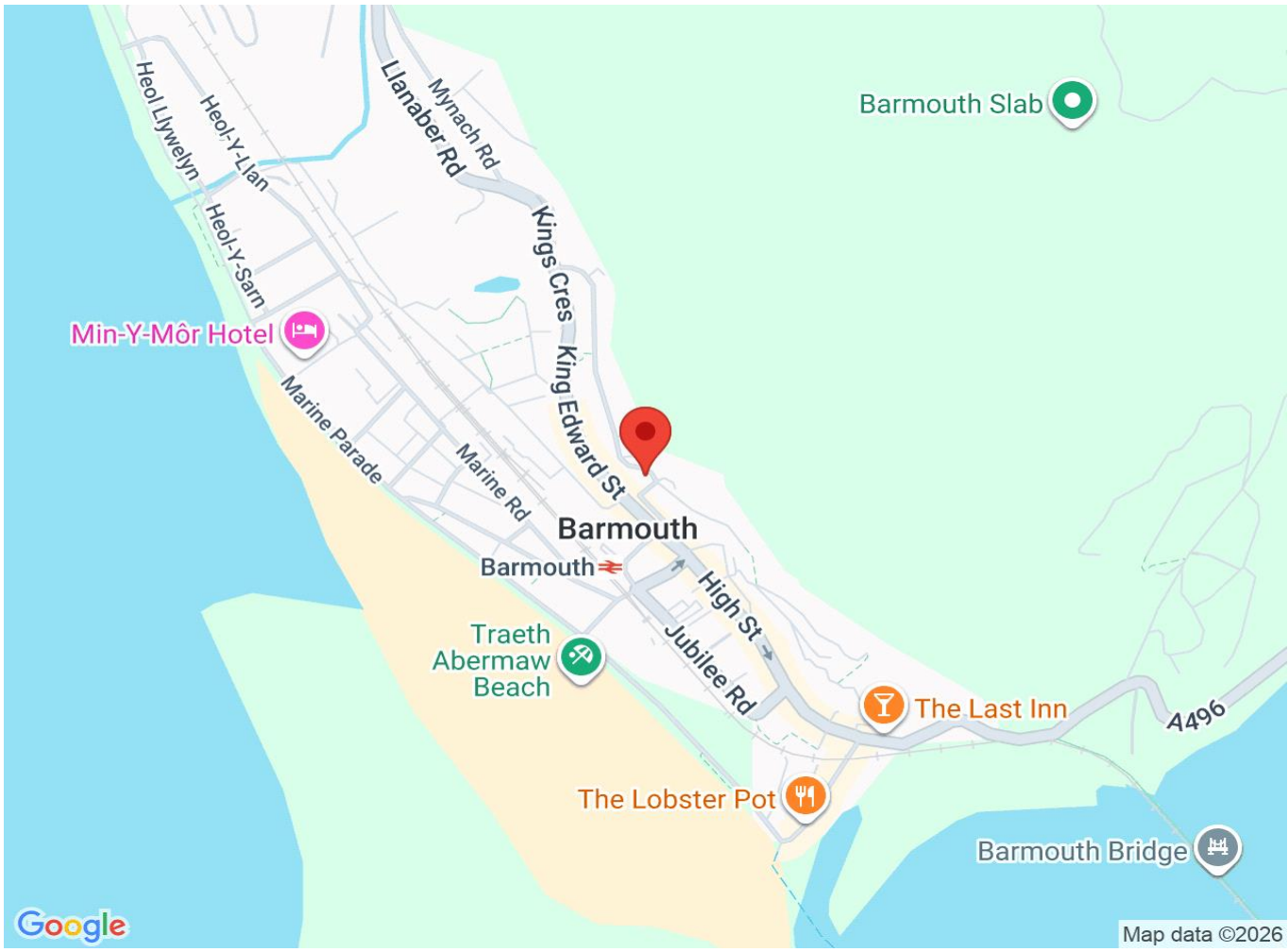
Approximate Gross Internal Area
388 sq ft - 36 sq m

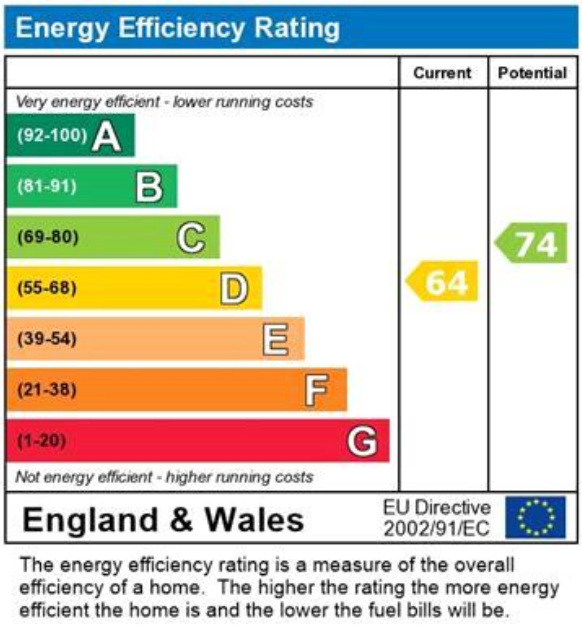


Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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Location


Barmouth Slab
Heol Llywelyn
Heol-Y-Llan
Heol-Y-Sarn
Llanaber Rd
Mynach Rd
Kings Cres
King Edward St
Min-Y-Môr Hotel
Marine Parade
Marine Rd
Barmouth
Barmouth
High St
Jubilee Rd
Traeth Abermaw Beach
The Last Inn
A496
The Lobster Pot
Barmouth Bridge
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 - £1,639.04
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3319

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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