Flat 1, 1 Tyn Y Coed Buildings, High Street, Barmouth, LL42 1DS

OIRO £250,000

Leasehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

Spacious 3 bedroom period maisonette
High Ceilings and Large Bay Windows
Central Town Location
Spacious, light and well presented
Sitting Room
Modern kitchen and bathroom
2 Bathrooms
Current EPC Rating D

Flat 1, 1 Tyn Y Coed is a spacious and beautifully presented three-bedroom maisonette, arranged over three floors with its own private ground floor entrance, discreetly set back from Barmouth High Street behind a small gated entrance. The property is of traditional construction beneath a slated roof and forms part of an attractive Victorian building, retaining a wealth of character features including high ceilings, bay windows, deep skirting boards and generously proportioned rooms throughout.

The accommodation has been extensively renovated to an exceptionally high standard, creating a stylish and contemporary interior which blends modern design with the character and charm of the original building. The property benefits from gas-fired central heating and uPVC double glazing throughout and is held on a 999-year leasehold interest.

The well-appointed accommodation briefly comprises a spacious sitting/dining room, a contemporary and well-equipped kitchen, three generous double bedrooms and two beautifully appointed bath/shower rooms, both featuring large walk-in showers, with one also benefiting from a freestanding bath.

Occupying a particularly convenient central position on Barmouth High Street, the property is within a short level walk of the town's shops, restaurants, amenities and sandy beach. From the upper floors, there are attractive views across the rooftops towards the coastline, together with views to the rear towards the picturesque stone cottages and gardens on The Rock.

The property is currently successfully operated as a holiday rental, presenting an excellent opportunity for those seeking an established investment, although it would equally make an ideal permanent residence or coastal holiday home. The sale further benefits from the inclusion of all furniture, allowing for immediate occupation or continuation of holiday letting with minimal additional expense.

Combining spacious and stylish accommodation, an abundance of character, an excellent central location and attractive views, Flat 1, 1 Tyn Y Coed represents a particularly appealing opportunity to acquire a substantial and beautifully appointed coastal property in the popular seaside resort of Barmouth.

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.

Council Tax Band: C - Exempt due to holiday let
Tenure: Leasehold (973 years)

999 years 10th March 2000
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: FTTP

Entrance Hallway *w: 1.86m x l: 2.61m*	Door to side, Velux window, automatic lighting, worktop with space for washing machine, cupboard housing combi boiler, radiator, carpet. Small staircase to:
Vestibule *w: 2.25m x l: 2.43m*	Laminate flooring.
Hallway *w: 2.16m x l: 4.82m*	Window to side, understairs storage, radiator, laminate floor .
Kitchen *w: 2.36m x l: 3.15m*	Window to rear, ceiling downlights, 7 base units to include integral dishwasher, fridge, freezer, wine cooler, under slate effect worktop, 4 wall units, integral single oven and integral combination microwave/oven, 4 ring ceramic hob with extractor above, composite sink and drainer, breakfast bar, radiator, herringbone style wood effect tiled floor.
Sitting/Dining Room *w: 5.1m x l: 4.95m*	Bay window to front, 2 further windows to front, coved ceiling, ceiling rose, media wall with integral flame effect fire, 2 radiators, laminate flooring.
Half Landing	Storage cupboard.
Shower Room *w: 2.18m x l: 2.39m*	Window to side, fully tiled walls, large walk-in shower with mains shower, ceiling downlights, low level LED strip light, vanity wash hand basin and low level WC., LED illuminating mirror, heated towel rail/radiator, tiled floor.
First Floor Landing *w: 1.78m x l: 3.81m*	Carpet.
Bedroom 1 *w: 5.21m x l: 5.04m*	Large bay window to front, 2 further windows to front, coved ceiling, ceiling rose, feature wall panelling with wall lights, radiator, carpet.
Bedroom 2 *w: 2.98m x l: 3.32m*	Window to rear, radiator, carpet.
Second Floor Landing *w: 1.76m x l: 4.42m*	Window to rear, access to roof, carpet.
Bedroom 3 *w: 5.21m x l: 3.84m*	Three windows to front with far distant sea views, feature panelled walls, vertical radiator, carpet.
Bathroom *w: 2.37m x l: 3.17m*	Window to rear, ceiling downlights, fully tiled walls, freestanding bath with freestanding taps and shower attachment, large walk-in shower with wet wall panelling, mains shower, vanity low level W.C., vanity wash hand basin, LED illuminating mirror above, heated towel rail/radiator, tiled floor.

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Approximate Gross Internal Area
1475 sq ft - 137 sq m

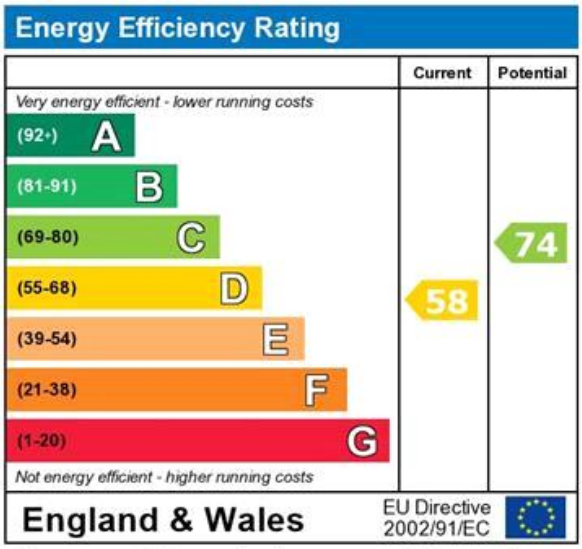


GROUND FLOOR & FIRST FLOOR SECOND FLOOR THIRD FLOOR

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

Location


Heol-Y-Sarn
Min-Y-Môr Hotel
Marine Parade
Marine Rd
Kings Cres
King Edward St
Barmouth
Barmouth
High St
Jubilee Rd
Traeth
Abermaw
Beach
Coed Orielton Woods
The Last Inn
A496
The Lobster Pot
Barmouth Bridge
Barmouth Ferry
Google
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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:	C - Exempt due to holiday let
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3344

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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The Property Ombudsman